

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

DT 209

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name NETTLETON'S ADDITION HISTORIC DISTRICT

other names/site number \_\_\_\_\_

2. Location

street & number \_\_\_\_\_ Area bounded by W. Summit/Mission, N. Summit/A St, Bridge, & Chestnut ☐ not for publication

city or town Spokane ☐ vicinity

state Washington code WA county Spokane code 063 zip code 99201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

2-6-06  
Date

Washington Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the  
National Register

☐ See continuation sheet.

☐ determined not eligible for the  
National Register

☐ removed from the National  
Register

☐ other (explain): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nettleton's Addition

Name of Property

Spokane County, WA

County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
905	683	buildings
0	4	sites
0	0	structures
0	0	objects
905	687	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/specialty store

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/specialty store

EDUCATION/school/grammar school

RELIGIOUS FACILITY/church

LANDSCAPE/park

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

LATE VICTORIAN/Shingle Style

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Tudor Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

MODERN MOVEMENT/Ranch Style (Minimal Traditional)

**Materials**

(Enter categories from instructions)

foundation STONE, CONCRETE

roof Asphalt, OTHER/Composition

walls WOOD/Clapboard, shingle, plywood

BRICK, ASBESTOS, SYNTHETICS/Vinyl

Other BRICK, STONE, METAL, WOOD

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

**Nettleton's Addition**

Name of Property

**Spokane County, WA**

County and State

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENTARCHITECTURE**Period of Significance**1887 - 1954**Significant Dates**1887 - platting of Nettleton's Addition.ca. 1911 - construction date of last home from original development period.1954 - construction date of subdivision build out**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**Cutter & Malmgren (architects)White & Hyslop (architects)Chamberlin Real Estate and Improvement Co.. (builders)Ballard Plannery Co. (architects)Rand, Loren L., architectSee Continuation Sheet**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

Name of repository:

Spokane Public Library Northwest History Room

Nettleton's Addition

Name of Property

Spokane County, WA

County and State

## 10. Geographical Data

**Acreage of Property** 236 acres

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	465912	5279872	3	11	467720	5278897
2	11	466771	5279913	4	11	466587	5278920

\_\_\_ See Continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

## 11. Form Prepared By

name/title \_\_\_\_\_ Diana J. Painter \_\_\_\_\_

organization \_\_\_\_\_ Painter Preservation & Planning \_\_\_\_\_ date \_\_\_\_\_ February 2005 \_\_\_\_\_

street & number \_\_\_\_\_ 2685 A Petaluma Blvd. N. \_\_\_\_\_ telephone \_\_\_\_\_ (707) 658-0184 \_\_\_\_\_

city or town \_\_\_\_\_ Petaluma \_\_\_\_\_ state \_\_\_\_\_ CA \_\_\_\_\_ zip code \_\_\_\_\_ 94952 \_\_\_\_\_

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location (see attached).

A **Sketch map** for historic districts and properties having large acreage or numerous resources (see attached).

#### Photographs

Representative **black and white photographs** of the property (see attached).

#### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_ Various \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect



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Nettleton's Addition  
Spokane County, Washington

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*Summary*

**Location and Setting**

Nettleton's Addition is within Spokane's West Central neighborhood, which is located north and west of the downtown and north of the Spokane River. Spokane itself is located in central eastern Washington, about twenty miles from the Idaho border, on the Spokane River. The West Central neighborhood and Nettleton's Addition specifically is unique for being located essentially within a bend of the Spokane River. It is sited on a flat plateau overlooking the river on its northwest, west and southern boundaries. Broad territorial views exist across the river and beyond from the edges of the neighborhood.

Nettleton's Addition itself is located inland from the river with the exception of its northwest corner. Here, houses on the periphery along W. Summit Blvd. enjoy expansive views. For houses within the subdivision, however, the relatively flat topography, urban setting, mature landscaping, and gridiron development pattern creates framed internal and external views.

Nettleton's Addition is located in the western portion of the West Central neighborhood. It is made up of two additions, Nettleton's First and Nettleton's Second, which were platted in 1887. They form two interlocking "L" shapes that roughly describe a rectangle. Together they are bounded by Mission Avenue and W. Summit Blvd. on the north; N. A Street and N. Summit Blvd. on the west; W. Bridge Avenue and the Spokane River on the south; and N. Chestnut Avenue on the east. Nettleton's Addition is 236 acres in size, of which approximately 200 acres are developed, and comprises 1002 individual parcels within the developed portion.<sup>1</sup>

**Buildings Types and Styles**

Nettleton's Addition is primarily made up of one-to-two-story wood-frame single family residences built in the first decade of the twentieth century. Construction dates, according to Assessor Records, range from 1880 to 2002. However, 724 homes or approximately 76 percent of the 949 primary buildings and sites in the District were constructed between 1900 and 1912. The following summarizes the resources within the District:

**PRIMARY RESOURCES**

Historic Contributing buildings	536	57%
Historic Non-Contributing buildings	373	39%
Non-Historic, Non-Contributing buildings	36	4%
Non-Historic, Non-Contributing sites	4	.4%
<b>TOTAL</b>	<b>949</b>	<b>100%</b>

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<sup>1</sup> The difference between the 949 primary resources and the 1002 parcels is made up of vacant parcels and separate parcels with secondary resources, which are included in the Secondary/Accessory Structures count.

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Nettleton's Addition  
Spokane County, Washington

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<b>VACANT PARCELS</b>	<b>46</b>	<b>5%<sup>2</sup></b>
<b>SECONDARY/ACCESSORY STRUCTURES</b>		
Historic Contributing buildings	370	58%
Historic Non-Contributing buildings	118	18%
Non-Historic, Non-Contributing buildings	156	24%
<b>TOTAL</b>	<b>644</b>	<b>100%</b>

The mix of architectural styles in Nettleton's Addition, as well as the large number of pattern book homes, is representative of the time period in which the area developed. Nettleton's Addition is comprised of vernacular homes with late Victorian-era detailing; bungalow homes typically reflecting Arts and Crafts influences; several transitional building types; early twentieth century revival houses, most often Colonial Revival but also Tudor Revival homes; and Minimal Traditional homes from the mid-twentieth century. The Victorian-era homes dating from the last decade of the nineteenth century and early Arts and Crafts bungalows dating from the first decade represent Nettleton's Addition first period of growth, in which the subdivision was nearly built out. The last two stylistic influences represent final build-out, which occurred from the 1920s through the late 1940s/early 1950s.

A few ranch-style and contemporary homes and other non-historic properties (40 total) date from the 1950s through to 2002. These include four "sites" are the parcels that make up Dutch Jake's Park. This park was constructed ca. 1980 and is outside the Period of Significance for the Nettleton's Addition Historic District.

**Urban Design Character**

Both Nettleton's First and Second Addition are laid out as follows. Streets run north-south; avenues run east-west. Blocks are about 600 feet in length and vary in width from about 250 feet to 360 feet. They are oriented east-west. The lots vary in width but average 40 feet wide. They vary in depth depending on the depth of the block. Houses are typically oriented to the north and south. The blocks are bisected by 16 foot alleys, and garages are accessed from the alley. This original platting pattern is virtually intact today.

Typically, the rights-of-way of most streets and avenues within Nettleton's Addition are 60 feet in width. They accommodate one lane of traffic in each direction, plus a row of parked cars along each side of the street. Even Boone and Broadway, which accommodated the east-west streetcar lines, are 60 feet wide. Mature trees exist, sometimes in the planting strip and sometimes in front yards, which would tend to indicate that they were planted by private homeowners. In earlier years there was a street tree program,

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<sup>2</sup> 4% of the total 1002 parcels in the subdivision.

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but many of those trees have been removed.<sup>3</sup> There are sidewalks throughout the district, and planting strips between the sidewalk and the street. Alleys run east west and are an important part of the urban fabric today. Views and sightlines are framed and limited to a degree by the flatness of the terrain, the fact that the district is on a plateau above the river, the size of the District and uniform platting pattern, and the fact that most properties are single family residential, and therefore relatively similar in scale.

**Condition and Integrity**

The period of 1900 through 1911 was one of explosive growth in Spokane. Thereafter, growth and building slowed until the last quarter of the twentieth century. As a result, this working/middle class neighborhood remains a working/middle class neighborhood to this day. The condition of the structures is generally good, with some suffering from deferred maintenance and some recently rehabilitated.

The architectural integrity of the neighborhood is also generally good. Because the neighborhood has not yet experienced strong development pressure and dramatically rising land values, it has remained relatively intact. A corollary to this situation is that many changes to properties have been relatively ad hoc over the years, and measures have been taken to minimize maintenance and operating costs, such as adding vinyl siding and replacing the original wood-frame windows.

Buildings were considered contributing to the historic district if they retained the characteristics that constituted their contribution to the neighborhood as a whole, such as building siting, form and scale. On an individual level, if the building had undergone major changes such as an unsympathetic addition visible from the main public right-of-way, it was no longer contributing. But a building was also considered non-contributing if two or more changes in material, design and/craftsmanship had taken place, such as changes to siding and to windows. And finally, because of the importance of these features to the neighborhood, a building was generally no longer contributing if major changes had been made to the front porch, roofline, or the gable treatment.

**Previous Surveys**

The West Central neighborhood was the subject of a local Historic Resources Inventory in 1991. At that time, sixty properties within Nettleton's Addition were surveyed. A survey of the entire district was conducted in 2003-2004. The Ralston House at 2421 W. Mission was listed on the local, State and National Register as an individual property in 2002.

***Building Types***

The most common building type in Nettleton's Addition is one-to-two-story wood frame residences, some of which have been converted to multi-family use. There are a small number of apartment buildings

<sup>3</sup> Personal communication, City of Spokane staff.

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Spokane County, Washington

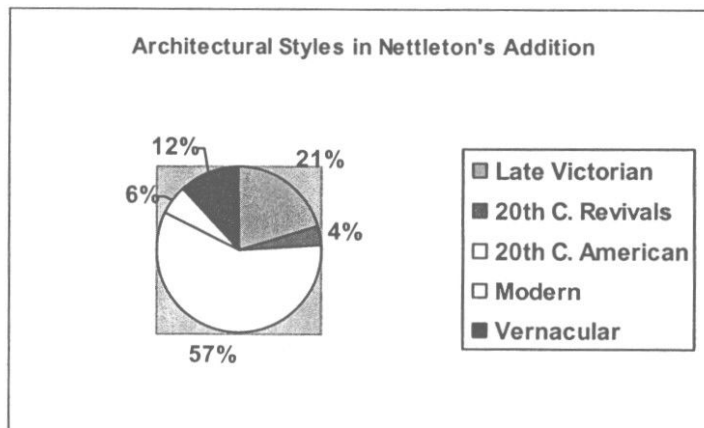
from the historic period. The major institution from the historic period remains, although it occupies a new building at this point. This is the Holmes School, which is located in the center of the neighborhood on its original site. The original 1900 school was replaced by a contemporary structure in 1980. In addition, secondary or accessory structures are in place on nearly every lot, many of them original to the subdivision. They are located in the back of the lot and accessed from the alley.

## Architectural Styles

The short time frame in which Nettleton's Addition was built ensured that a relatively small range of architectural styles is heavily represented. Nettleton's Addition encompasses the Late Victorian period of architectural development, the Late 19<sup>th</sup> Century and Early 20<sup>th</sup> Century Revivals period, the American Movements, ranging from the late 19<sup>th</sup> to early 20<sup>th</sup> century, and the Modern Movement. In addition, a number of properties dating from 1880 to 2002 can only be classified as Other - Vernacular, having no distinguishing architectural details or qualities that would place them in a specific period or as representing a specific style. The largest number of homes, approximately 57 percent of the District, is classified as Bungalow/Craftsman homes, within the Early 20<sup>th</sup> Century American Movement category. Styles within the historic period are:

- Late Victorian - Queen Anne, Shingle Style, Gothic, Vernacular
- Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals - Colonial Revival, Tudor Revival
- Late 19<sup>th</sup> and early 20<sup>th</sup> Century American Movements - Bungalow/Craftsman, American Foursquare
- Modern Movement - Ranch Style (Minimal Traditional).

Many of the homes are more accurately described as vernacular structures with detailing or minor influences from their respective styles/eras. The largest representation is bungalow homes, many with Arts and Crafts-era influences, but also some Victorian influences. Many of these are pattern book homes, many built from designs from the Chamberlin Real Estate & Improvement Company. Below is a discussion of the prevalent styles in the Nettleton's Addition Historic District.



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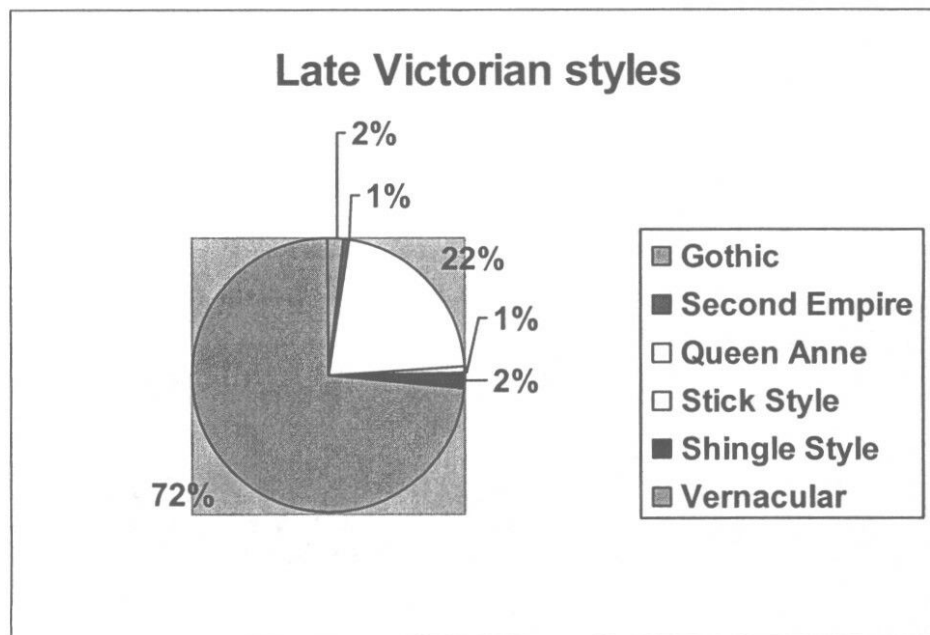
Nettleton's Addition  
Spokane County, Washington

**Late Victorian**

The first period of development is the Late Victorian period. It encompasses the years between 1888 and 1908. There are 95 primary properties in Nettleton's Addition that are classified as Late Victorian, representing approximately 21 percent of the District. Within this category the following sub-styles are represented:

- Gothic – 2%
- Second Empire – 1%
- Queen Anne – 22%
- Stick/Eastlake – 1%
- Shingle Style – 2%
- Vernacular – 72%.

The sub-styles are discussed below with the exception of Second Empire and Stick/Eastlake, as there is only one home in each of these categories. One is designed by an architect and one by an engineer and for that reason they do not represent the typical builder-home of Nettleton's Addition.



Gothic

The Late Victorian Gothic style in Nettleton's Addition is very subdued. The years within which it occurred are 1901 to 1907. Its main characteristic is a side-gable roof with a moderately pitched, centrally placed gable over the entry. An exception is the Dutch Jake house at 2420 W. Sinto, which was

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designed by architect Loren L. Rand. This home displays many Gothic characteristics, including three-part shaped windows, an oriel window, and painted decoration in the gable.

Queen Anne

Queen Anne homes in Nettleton's Addition, which date from 1888 to 1907, are simpler than Queen Anne homes in other communities. Their main distinguishing features are a hipped roof with lower cross gables, or a cross gable roof, additional roof features that add complexity to the building, asymmetrical or wraparound porches, and a general asymmetry. Contrasting textures and/or ornate architectural details are not generally characteristics of the Queen Anne style in Nettleton's Addition.

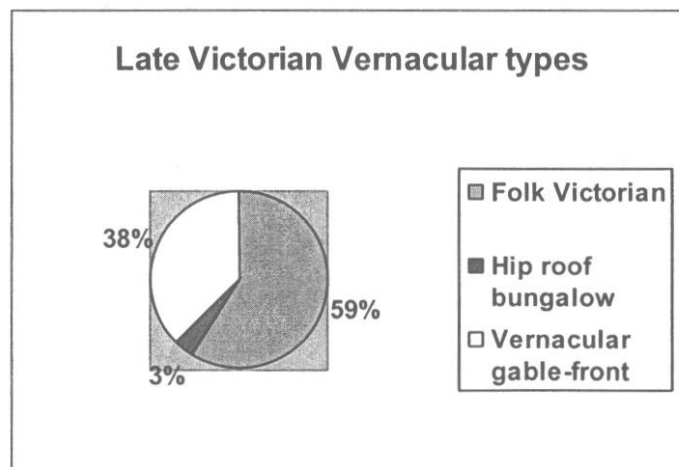
Shingle Style

There are just four homes in Nettleton's Addition that are categorized as Shingle Style homes, but there are many more with Shingle Style influences. An atypical Shingle Style house in the area is the YWCA of Spokane at 2827 W. Summit. This nearly 4,000 square foot house displays multiple, steeply pitched, front-facing gables and the complex building form of a high-style Shingle Style home.

The remainder of the homes can also be considered high-style Shingle Style homes, but have less complex forms. Dominant, steeply pitched, front-facing gables are typical of the style in Nettleton's Addition. Often the gable is further emphasized by a triangular section in the top of the gable which extends forward and is accentuated with decorative brackets. Other features that emphasize the importance of the main gable face are patterned shingles, a pent roof, cornice returns, and/or flared eaves.

Late Victorian - Vernacular

The Late Victorian vernacular homes make up 72% of the Victorian-era homes in Nettleton's Addition. They were constructed between 1888 and 1908. There are three sub-types within the Late Victorian - Vernacular category. These are: Folk Victorian; Hip Roof Bungalows; and Vernacular Gable-Fronts.



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The Folk Victorian category includes Victorian-era vernacular buildings of various form-types. These homes make up 59 percent of the classification. They were constructed between 1888 and 1908. They include front-gabled buildings with greater complexity than the simple gable-front buildings discussed below; gable-front-and-wing buildings; and side gable buildings. The homes in this category have very few architectural details that would align them with a specific Late Victorian style, but display the vertical orientation and general features of the Late Victorian era. Their years of development are the same as the larger Late Victorian category.

The other two form-types represented in this category are the Hip roof bungalow and Vernacular gable-front house. Both are transitional types. The hipped roof bungalows, which date from 1896 to 1903, represent just five percent of the total homes in this category. They are more typically associated with the later Craftsman-era bungalow, with dates of 1901 to 1912 in Nettleton's Addition. The hipped roof bungalows here are more clearly within the Late Victorian tradition, with such details as a projecting hipped roof porch, small pediment on the front façade, and/or bay window.

The last form-type is the Vernacular gable-front. This house represents 54 percent of the homes in this category, and dates from 1890 to 1908, in contrast to the gable-front buildings of the Craftsman era, which were built from 1900 to 1914 in Nettleton's Addition. The gable-front or front-gabled house discussed here typically has a simple rectangular form, the short side of the rectangle sporting a moderately steep gabled roof. The house is often one-and-a-half stories in height, and displays a projecting full-or-partial-width porch with shallow hipped roof, in contrast to the recessed porch of the Craftsman gable-fronts. The gable end often has single or paired double-hung windows, and sometimes has cornice returns. The vertical orientation and simple form and details align it with this category.

**Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals**

Colonial Revival – Dutch Colonial Revival

The 20<sup>th</sup> Century Revival Styles comprises only four percent of the homes in Nettleton's Addition, and they are diverse in style and the time period within which they fall. They were constructed between 1900 and 1939. The Dutch Colonial Revival style, a sub-style of Colonial Revival, is by far the most popular Revival style in Nettleton's Addition. They were built between 1900 and 1907. These homes represent 24 of the 28 Colonial Revival homes, and 70 percent of the Revival-style homes in the District. Several of the Dutch Colonial Revival homes were built by the Chamberlin Real Estate and Improvement Company

Tudor Revival

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The next group of Revival style homes is the Tudor Revival homes. They represent just one-half-of-one-percent of the homes in Nettleton's Addition. Unlike the Colonial Revival homes, these houses were built in the later Period Revival era of the late 1920s and 1930s with one exception. They display very modest references to Tudor Revival. It is possible that they are pattern book homes. They often display a form-type similar to the subsequent Minimal Traditional homes of the Modern Movement.

**Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements**

This category – at 57 percent - represents by far the largest number of homes in Nettleton's Addition. With one exception, the homes in this category were constructed between 1900 and 1930, with homes earlier than 1903 being the exception. The Bungalow/Craftsman homes actually encompass a range of styles and interpretations. The second style in this category, the American Foursquare, is represented by seven homes in the District. They were constructed between 1905 and 1910.

**Bungalow/Craftsman**

There are 540 homes in Nettleton's Addition that are classified as Bungalow/Craftsman homes. As will be seen, however, this category encompasses several transitional types that display characteristics of Late Victorian-era styles and Craftsman styles, or feature a bungalow form with a minimum of other distinguishing features.

Within this category are the following subtypes:

- Hip roof bungalow – 30%
- Vernacular gable-front – 28%
- Craftsman bungalow – 42%.

An additional structure is a commercial building from the Craftsman era.

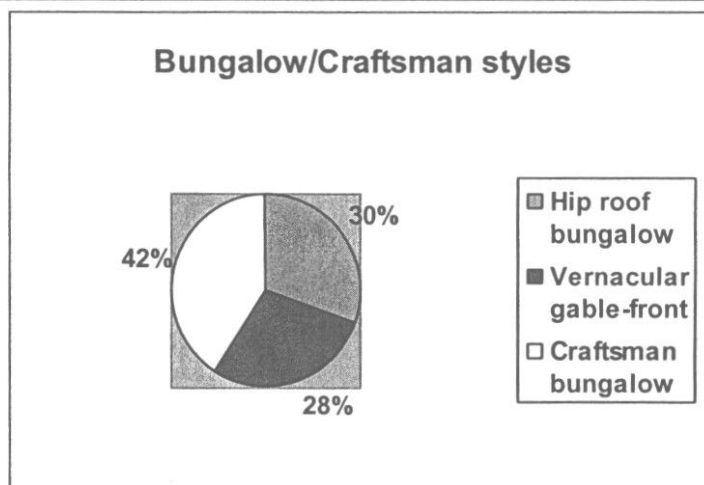


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The hipped roof bungalows in Nettleton's Addition can be said to be transitional between the Late Victorian era and the Craftsman era. They were constructed between 1900 and 1912. They typically display a moderately-pitched hipped roof and front-facing dormers with a hipped roof of the same pitch that is located below the ridgeline. They may also have gabled front dormers and additional dormers on the side façades. Other characteristics include a full-width, recessed front porch and generally symmetrical arrangement of windows. Where there is a large, Craftsman-era tripartite window on the front façade, the façades tend to be asymmetrical, as these are generally small homes.

The Vernacular gable-front is distinguished from Late Victorian gable-fronts by the fact that the typical full-width front porch is recessed under the roof of the house, making the gable face above the porch the dominant feature. The house form is often a simple rectangle. The overall building form does not have the vertical emphasis of the Late Victorian gable-front, nor does it have the low, horizontal emphasis of the classic Craftsman bungalow. It has a moderately pitched roof and is typically one-and-one-half stories. The visibility of the gable face provides the opportunity for embellishment, which the Chamberlin homes fully exploited.

Vernacular gable-front homes of the Bungalow/Craftsman period actually display a variety of influences. The side façades often have shallow bays, surmounted by a dormer, recalling the earlier bay window of the earlier Victorian era. They may feature a Craftsman-era tripartite window on the front façade, and curved, shingled sidewalls at the sleeping porch or inset dormer on the front façade, revealing Shingle Style influences and embellishments. Similarly, the gable may be emphasized with a pent roof, cornice returns, and decorative shingles. And lastly, the importance of the front porch, whether full or partial-width, presages the later Craftsman bungalow.

Chamberlin Real Estate and Improvement Company

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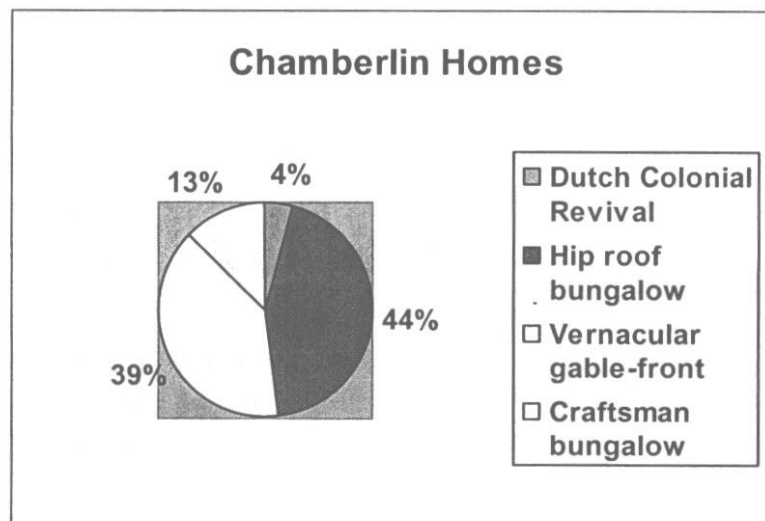
Nettleton's Addition  
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There are sixty-eight Chamberlin or Chamberlin and Ballard Plannery homes in this category; 31 Hip roof bungalows; 28 Vernacular gable-front homes; and nine Craftsman bungalows. The Chamberlin Real Estate and Improvement Company homes of Nettleton's Addition and, to a lesser degree the Ballard Plannery homes, represent the high-style homes of the community to which other more modest buildings provide the 'background.'

The identified Chamberlin homes make up 7.5 percent of the building stock in Nettleton's Addition.<sup>4</sup> The Chamberlin homes were built between 1902 and 1909 and represent the following styles:

- Dutch Colonial Revival – 4%
- Craftsman bungalow – 13%
- Vernacular gable-front (Craftsman) – 39%
- Hip roof bungalow (Craftsman) – 44%.

Thus four percent of the homes fall within the Revival Styles classification, and the remainder falls within the Bungalow/Craftsman classification.



The Craftsman bungalows designed and/or built by the Chamberlin Company often have some additional features or embellishments not found on the typical Craftsman bungalow or bungalow from another pattern book company. These might include a decorative fascia, half-timbering in the gable, unusual windows, an ornate balustrade, unusual proportions in the porch supports, or atypical eave brackets.

<sup>4</sup> There are likely many more Chamberlin homes, but only those identified by building permit or similar documentation are included in this number.

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These touches are integrated with the overall building form in such a way that the homes reflect the prevailing development patterns, but add something extra.

The Hip roof bungalows of the Chamberlin Company are very like the hipped roof bungalows in the neighborhood in general, although they may have curved side walls or an 'airplane' dormer or other special dormer; an embellished porch; or half-timbering or other unusual finishing details.

The Vernacular gable-front buildings developed by the Chamberlin Company are their most distinctive type. These buildings have the same form and general characteristics of the Craftsman-era vernacular gable-front houses described above. There are several features of the Chamberlin gable-front homes, however, that distinguish them from their counterparts. The front porch often displays more refined characteristics than the typical gable-front house with recessed porch. It may feature slender, paired or clustered columns or columns with distinctive capitals.

The gable face is often the most distinctive feature, however, and enhances the appearance of the home as well as the streetscape. The inset dormer or sleeping porch may feature a horseshoe gable, a Palladian-shaped opening, or other special shaped opening. It may also feature an ornate balustrade coupled with simple columns on a half wall, shingled, curved sidewall, or a half-round cut-out in the sidewall. The gable may be further emphasized with patterned shingles, pent roof and/or cornice returns.

**American Foursquare**

The American Foursquare is represented by just seven buildings in Nettleton's Addition. They generally share the following characteristics: a boxy shape with shallow-to-moderately pitched hip roof and deep eaves; a general symmetry; front-facing hipped roof dormers; and a full-width or wrap-around porch with pediment over the entry. They have a general horizontal orientation and the front porch tends to be the most dramatic feature of the home.

**Modern Movement**

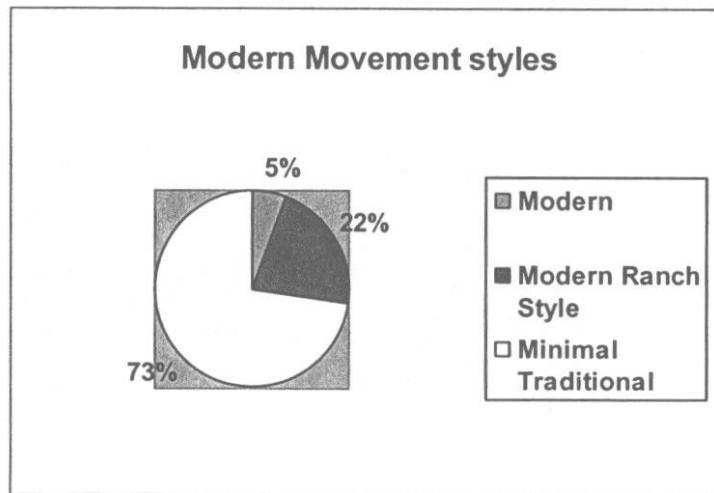
Modern architecture is represented by only six percent of the homes and buildings in Nettleton's Addition. There are only three buildings that are classified as Modern in design. A number of houses built in the modern era, particularly contemporary homes, do not display modern characteristics per se, and are thus categorized as vernacular, builder-built homes. They do not have any architectural characteristics that would necessarily associate them with the Modern style. The Modern classification represents homes and buildings constructed from 1937 to 1994.

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Modern – Ranch Style

A dozen homes in Nettleton's Addition are in the Modern – Ranch Style. They were constructed between 1959 and 1978. For reasons explained in the "Building Integrity" portion of this Nomination, they are not considered contributing buildings to this Historic District. An exception is 711 N. Lindeke, which was constructed in 1946. Although it displays a horizontal emphasis, large, fixed plate-glass window and integral garage (added in 1951), its moderately pitched hip roof and planar façade define it as a transitional building between the Minimal Traditional Style and later Ranch Style.

Modern – Ranch Style (Minimal Traditional)

The Minimal Traditional homes of Nettleton's Addition are typical of those found elsewhere, which may be attributed in part to the pervasiveness of the Federal Housing Administration standards that governed their design and construction. Minimal Traditional homes in Nettleton's Addition may differ from similar homes in other regions in that they tend to have been re-sided with synthetic siding. Because of the boxy nature of the homes, and the fact that the visual interest often occurs in the change of texture and color, this has a detrimental effect on the houses. Nonetheless, the Minimal Traditional homes of Nettleton's Addition, which were constructed between 1937 and 1954, are an important component of the District, in an historical and architectural sense.

Other – Vernacular

Vernacular buildings represent twelve percent of the buildings and homes in Nettleton's Addition, and were constructed any time from 1880 to 2002. They represent a full range of potential building types and styles but either display no distinguishing characteristics that would align them with a particular style, or incorporate multiple features to the degree that they are not identifiable as a form-type or particular style. The contemporary buildings within this category tend to be builder-built rental housing. The commercial

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buildings are often simple boxes that also display no architectural features per se that would affiliate them with a retail or commercial style.

*Accessory Structures*

Accessory structures are a very important part of the urban fabric in Nettleton's Addition. Originally these structures were stables, barns, chicken coops and the like. With the automobile, they became garages. They are typically garages and storage sheds today. While some new garages have been added and some have installed temporary metal sheds, many of the structures are original. In a sense the history of Nettleton's Addition can be read by walking the alleys, which is how most of these structures are accessed. The back yards and alleys lend insight into the lifestyles of the inhabitants of Nettleton's Addition then and today.

*Building Integrity*

The historic resources within Nettleton's Addition in general retain good integrity. The individual buildings maintain for the most part integrity of location and setting. Very few buildings have been moved from their original site, and the setting of the neighborhood is remarkably intact.

The integrity of design, materials and workmanship for the individual structures varies from resource to resource. In defining whether a resource retains sufficient integrity to be considered a Historic Contributing building, it was first determined whether the structure dated from within the Period of Significance, which is 1887 to 1954. If the structure was constructed after the original platting of the subdivision or on vacant land within the original subdivision (in other words, representing build-out of the original plat), it was considered historic.

Secondly, it was determined whether the structure retained enough integrity of design, materials and workmanship to be considered a contributing building. In order to be considered contributing, changes to the structure were acceptable if they did not impact the scale and siting of the structure. If the characteristic form of the structure remained intact or if the addition or alterations were not visible from the main public rights-of-way, changes were considered acceptable.

The streetscape and urban design characteristics of the neighborhood are important to its historic integrity, and must be retained for overall District integrity. Changes to the following features affect not only the original structure, but the appearance of the building as an element of the District. The character-defining features of the houses that affect the overall appearance of the urban environment include porches, dormers, window and door openings visible from the street, and original roof-lines.

Because of the importance of these aspects to the neighborhood, a building was no longer contributing if major changes had been made to the front porch or the gable treatment. These elements are important to

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both the streetscape in Nettleton's Addition, and the overall feeling of the neighborhood. At the same time, they are very important to the outward aspect of the individual building. Changes that were generally deemed unacceptable were changes to the inset dormers or sleeping porches, such as glass enclosures; changes in the columns of the front porch, such as the addition of wrought iron columns; and enclosing or removing a front porch. Additionally, dormers or major window openings facing the street that displayed altered proportions generally constituted an unacceptable change.

In terms of the more finely grained details, the addition of synthetic siding, new sash and other primarily material changes were considered acceptable under certain circumstances. If the characteristics of the original materials were largely maintained – in other words if the dimensions, patterns or texture, and physical qualities of the materials were relatively consistent with what would have been characteristic of the original house – the changes were acceptable. If the changes constituted a more radical departure from the original design and materials, such as the introduction of vertically-grained siding, it was unacceptable. That being said, a building was also considered non-contributing if two or more changes in material, design and/or workmanship had taken place, such as changes to siding *and* to windows.

Integrity of feeling and association for the Nettleton's Addition Historic District is remarkably good. The original plat characteristics that translate into the urban design character of the neighborhood today are intact. The street widths and street use; sidewalks and streetscape characteristics; the presence of working alleys; lot width, depth and orientation; and siting of houses and accessory structures are all consistent with the original design. The streetcar no longer runs on Boone and Broadway, but the tracks still exist. Street trees have matured, but this is an unavoidable and desirable characteristic of mature suburbs.

***List of Properties***

The following list of properties describes the individual resources within Nettleton's Addition in terms of their physical and historical characteristics. It also notes whether they are considered Historic Contributing, Historic Non-Contributing, or Non-historic, Non-contributing resources within the District.



DT 209

STATE OF WASHINGTON

**DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION**

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501  
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343  
(360) 586-3065 • Fax Number (360) 586-3067 • Website: [www.dahp.wa.gov](http://www.dahp.wa.gov)

Due to the large size of the nomination (450+ pages), the individual listing of properties (section 7) has been removed from this pdf. If you would like a full copy of the nomination please contact DAHP at the above location.

Michael Houser  
*Architectural Historian*  
National & State Register Program Director



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2211 W Maxwell	32WC0981	Historic Contributing	1908
2215 W Maxwell	32WC0982	Historic Contributing	1914
2219 W Maxwell	32WC0983	Historic Contributing	1908
2225 W Maxwell	32WC0984	Historic Contributing	1909
2229 W Maxwell	32WC0985	Historic Contributing	1909
2307 W Maxwell	32WC0986	Historic Contributing	1938
2311 W Maxwell=	32WC0987	Historic Non-contributing	1903
2319 W Maxwell	32WC0988	Historic Contributing	1911
2323 W Maxwell	32WC0989	Historic Non-contributing	1905
2325 W Maxwell	32WC0990	Historic Contributing	1906
2329 W Maxwell	32WC0991	Historic Non-contributing	1908
2403 W Maxwell	32WC0992	Non-historic Non-contributing	1955
2409 W Maxwell	32WC0993	Historic Contributing	1927
2411 W Maxwell	32WC0994	Historic Contributing	1925
2419 W Maxwell	32WC0995	Historic Non-contributing	1911
2421 W Maxwell	32WC0996	Historic Contributing	1911
2525 W Maxwell	32WC0997	Historic Non-contributing	1909
2605 W Maxwell	32WC0998	Historic Non-contributing	1898
2611 W Maxwell-	32WC0999	Vacant Lot	
2615 W Maxwell	32WC1000	Historic Contributing	1907
2623 W Maxwell	32WC1001	Historic Contributing	1907
2111 W Mission	32WC1002	Vacant Lot	
2115 W Mission	32WC1003	Historic Non-contributing	1908
2117 W Mission	32WC1004	Historic Contributing	1907
2121 W Mission	32WC1005	Historic Contributing	1908
2125 W Mission	32WC1006	Historic Non-contributing	1908
2201 W Mission	32WC1007	Historic Contributing	1910



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2211 W Mission	32WC1008	Historic Contributing	1929
2221 W Mission	32WC1009	Historic Contributing	1908
2225 W Mission	32WC1010	Historic Non-contributing	1907
2323 W Mission	32WC1011	Historic Contributing	1907
2329 W Mission	32WC1012	Historic Contributing	1907
2407 W Mission	32WC1013	Historic Contributing	1906
616 N Nettleton	32WC1014	Historic Non-contributing	1909
712 N Nettleton	32WC1015	Historic Non-contributing	1907
920 & 922 N Nettleton	32WC1016	Non-historic Non-contributing	1979
1014 N Nettleton	32WC1017	Historic Contributing	1907
1212 N Nettleton	32WC1018	Non-historic Non-contributing	1995
1320 N Nettleton	32WC1019	Historic Contributing	1902
1516 N Nettleton	32WC1020	Historic Non-contributing	1908
1209 N Nettleton	32WC1021	Historic Non-contributing	1910
1215 N Nettleton	32WC1022	Historic Non-contributing	1909
1319 N Nettleton	32WC1023	Historic Contributing	1909
1325 N Nettleton	32WC1024	Historic Non-contributing	1907
1329 N Nettleton	32WC1025	Historic Contributing	1907
1511 Nettleton	32WC1025.5	Historic Non-contributing	1904
2102 W Sharp	32WC1026	Historic Contributing	1905
2106 W Sharp	32WC1027	Historic Contributing	1902
2110 W Sharp	32WC1028	Historic Contributing	1904
2114 W Sharp	32WC1029	Historic Contributing	1935
2118 W Sharp	32WC1030	Historic Non-contributing	1935
2122 W Sharp	32WC1031	Historic Contributing	1938
2126 W Sharp	32WC1032	Historic Contributing	1940
2130 W Sharp	32WC1033	Historic Contributing	1939

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2204 W Sharp	32WC1034	Historic Contributing	1939
2210 W Sharp	32WC1035	Historic Contributing	1928
2212 W Sharp	32WC1036	Historic Contributing	1939
2216 W Sharp	32WC1037	Historic Contributing	1940
2220 W Sharp	32WC1038	Historic Contributing	1905
2224 W Sharp	32WC1039	Historic Non-contributing	1905
2228 W Sharp	32WC1040	Historic Contributing	1905
2302 W Sharp	32WC1041	Historic Non-contributing	1902
2306 W Sharp	32WC1042	Historic Non-contributing	1905
2312 W Sharp	32WC1043	Historic Non-contributing	ca.
2314 W Sharp	32WC1044	Non-historic Non-contributing	1918
2320 W Sharp	32WC1045	Historic Non-contributing	1987
2324 W Sharp	32WC1046	Historic Contributing	1906
2326 W Sharp	32WC1047	Historic Contributing	1906
2330 W Sharp	32WC1048	Historic Contributing	1906
2402 W Sharp	32WC1049	Historic Non-contributing	1907
2408 W Sharp	32WC1050	Historic Non-contributing	1907
2410 W Sharp	32WC1051	Historic Contributing	1905
2414 W Sharp	32WC1052	Historic Non-contributing	1905
2420 W Sharp+	32WC1053	Historic Non-contributing	1907
2600 W Sharp ( <i>Holmes Elementary School</i> )	32WC1054	Historic Non-contributing	1909
2716 W Sharp	32WC1055	Non-historic Non-contributing	1980
2718 W Sharp	32WC1056	Historic Contributing	1905
2722 W Sharp	32WC1057	Historic Contributing	1904
2726 W Sharp	32WC1058	Historic Non-contributing	1907
2730 W Sharp	32WC1059	Historic Non-contributing	1906
		Historic Contributing	1927

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2802 W Sharp	32WC1060	Historic Contributing	1905
2806 W Sharp	32WC1061	Historic Contributing	1905
2812 W Sharp	32WC1062	Historic Contributing	1939
2814 W Sharp	32WC1063	Historic Contributing	1904
2820 W Sharp+	32WC1064	Historic Non-contributing	1903
2101 W Sharp	32WC1065	Historic Non-contributing	1903
2107 W Sharp	32WC1066	Historic Contributing	1905
2109 W Sharp	32WC1067	Historic Contributing	ca. 1900
2115 W Sharp	32WC1068	Historic Contributing	1929
2117 W Sharp	32WC1069	Historic Contributing	1929
2121 W Sharp	32WC1070	Historic Non-contributing	1900
2125 W Sharp+	32WC1071	Historic Non-contributing	ca. 1900
2203 W Sharp	32WC1072	Historic Non-contributing	1903
2211 W Sharp	32WC1073	Historic Contributing	1907
2215 W Sharp	32WC1074	Historic Contributing	1907
2219 W Sharp	32WC1075	Historic Non-contributing	1907
2227 W Sharp	32WC1076	Historic Non-contributing	1904
2301 W Sharp	32WC1077	Historic Non-contributing	1909
2305 W Sharp	32WC1078	Historic Contributing	1907
2309 W Sharp	32WC1079	Historic Non-contributing	1907
2313 W Sharp	32WC1080	Historic Non-contributing	1902
2317 W Sharp	32WC1081	Historic Non-contributing	1902
2323 W Sharp	32WC1082	Historic Contributing	1905
2325 W Sharp	32WC1083	Historic Contributing	1907
2331 W Sharp	32WC1084	Historic Contributing	1906
2403 W Sharp	32WC1085	Historic Non-contributing	1909
2407 W Sharp	32WC1086	Historic Non-contributing	1909

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2411 W Sharp	32WC1087	Historic Non-contributing	1906
2415 W Sharp	32WC1088	Historic Non-contributing	1907
2419 W Sharp	32WC1089	Historic Contributing	ca. 1910
2421 W Sharp	32WC1090	Historic Contributing	1905
2509 W Sharp	32WC1091	Historic Contributing	1928
2515 W Sharp	32WC1092	Historic Contributing	1910
2519 W Sharp-	32WC1093	Vacant Lot	
2521 W Sharp=	32WC1094	Historic Contributing	1909
2525 W Sharp	32WC1095	Historic Contributing	1925
2529 W Sharp	32WC1096	Historic Contributing	1925
2603 W Sharp	32WC1097	Historic Contributing	1926
2607 W Sharp	32WC1098	Historic Contributing	1926
2611 W Sharp	32WC1099	Historic Contributing	1902
2615 W Sharp	32WC1100	Historic Contributing	1902
2619 W Sharp	32WC1100.5	Vacant Lot	
2621 W Sharp	32WC1101	Historic Contributing	1922
2703 W Sharp	32WC1102	Historic Contributing	1904
2707 W Sharp	32WC1103	Historic Non-contributing	1905
2711 W Sharp	32WC1104	Historic Non-contributing	1907
2715 W Sharp	32WC1105	Historic Non-contributing	1907
2717 W Sharp-	32WC1106	Vacant Lot	
2721 W Sharp	32WC1107	Historic Contributing	1940
2727 W Sharp	32WC1108	Historic Non-contributing	1940
2731 W Sharp	32WC1109	Historic Contributing	1940
2805 W Sharp	32WC1110	Historic Non-contributing	1907
2817 W Sharp	32WC1111	Historic Contributing	1904
2823 W Sharp	32WC1112	Historic Non-contributing	1902

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2827 W Sharp=	32WC1113	Historic Contributing	1907
2102 W Sinto	32WC1114	Historic Non-contributing	1902
2108 W Sinto	32WC1115	Historic Non-contributing	1910
2116 W Sinto	32WC1116	Historic Non-contributing	1904
2118 W Sinto	32WC1117	Historic Contributing	1929
2124 W Sinto	32WC1118	Historic Contributing	1930
2128 W Sinto	32WC1119	Historic Non-contributing	1930
2202 W Sinto	32WC1120	Historic Contributing	1939
2206 W Sinto	32WC1121	Historic Non-contributing	1909
2214 W Sinto	32WC1122	Historic Non-contributing	1905
2218 W Sinto	32WC1122.5	Vacant Lot	
2226 W Sinto	32WC1123	Historic Non-contributing	1915
2228 W Sinto	32WC1124	Historic Contributing	ca. 1922
2308 W Sinto	32WC1125	Non-historic Non-contributing	1994
2316 W Sinto	32WC1126	Historic Contributing	1909
2320 W Sinto	32WC1127	Historic Non-contributing	1907
2324 W Sinto	32WC1128	Historic Contributing	1907
2328 W Sinto	32WC1129	Historic Non-contributing	1907
2332 W Sinto	32WC1130	Historic Contributing	1911
2408 W Sinto	32WC1131	Non-historic Non-contributing	1978
2410 W Sinto	32WC1132	Historic Non-contributing	1925
2414 W Sinto	32WC1133	Historic Non-contributing	1903
2422 W Sinto	32WC1134	Historic Non-contributing	ca. 1942
2502 W Sinto	32WC1135	Historic Non-contributing	1909
2506 W Sinto	32WC1136	Historic Contributing	1929
2512 W Sinto	32WC1137	Historic Contributing	1901
2522 W Sinto	32WC1138	Historic Contributing	1954

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2526 W Sinto	32WC1139	Historic Non-contributing	1898
2530 W Sinto	32WC1140	Historic Contributing	1905
2604 W Sinto	32WC1141	Historic Contributing	1929
2606 W Sinto	32WC1142	Historic Contributing	1902
2612 W Sinto	32WC1143	Historic Contributing	1917
2628 W Sinto	32WC1144	Historic Contributing	1946
2714 W Sinto+	32WC1145	Historic Non-contributing	1906
2715 W Sinto	32WC1146	Historic Non-contributing	1906
2718 W Sinto	32WC1147	Historic Non-contributing	1906
2722 W Sinto	32WC1148	Historic Contributing	1906
2726 W Sinto	32WC1149	Historic Non-contributing	1906
2730 W Sinto	32WC1150	Historic Non-contributing	1909
2804 W Sinto	32WC1151	Historic Contributing	1907
2808 W Sinto+	32WC1152	Historic Contributing	1906
2812 W Sinto+	32WC1153	Historic Contributing	1905
2816 W Sinto+	32WC1154	Historic Contributing	1905
2820 W Sinto+	32WC1155	Historic Contributing	1906
2824 W Sinto+	32WC1156	Historic Contributing	1906
2828 W Sinto+	32WC1157	Historic Contributing	1905
2107 W Sinto	32WC1158	Historic Contributing	1922
2109 W Sinto-	32WC1159	Vacant Lot	
2115 W Sinto	32WC1160	Historic Non-contributing	1907
2117 W Sinto	32WC1161	Historic Contributing	1907
2121 W Sinto	32WC1162	Historic Contributing	1909
2125 W Sinto	32WC1163	Historic Non-contributing	1910
2201 W Sinto	32WC1164	Historic Non-contributing	1910
2205 W Sinto	32WC1165	Historic Non-contributing	1907

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2207 W Sinto	32WC1166	Historic Non-contributing	1907
2211 W Sinto	32WC1167	Historic Non-contributing	1907
2215 W Sinto	32WC1168	Historic Non-contributing	1907
2219 W Sinto	32WC1169	Historic Non-contributing	ca.
2225 W Sinto	32WC1170	Historic Contributing	1910
2227 W Sinto	32WC1171	Historic Contributing	1902
2302 W Sinto	32WC1172	Non-historic Non-contributing	1911
2311 W Sinto	32WC1173	Historic Contributing	1979
2315 W Sinto	32WC1174	Historic Contributing	1907
2319 W Sinto	32WC1175	Historic Contributing	1907
2323 W Sinto	32WC1176	Historic Contributing	1907
2331 W Sinto	32WC1177	Historic Non-contributing	1908
2405 W Sinto	32WC1178	Historic Non-contributing	ca.
2415 W Sinto	32WC1179	Historic Non-contributing	1907
2419 W Sinto	32WC1180	Historic Non-contributing	1937
2425 W Sinto	32WC1181	Historic Non-contributing	1911
2709 W Sinto	32WC1182	Historic Contributing	1949
2719 W Sinto	32WC1183	Historic Contributing	1906
2721 W Sinto	32WC1184	Historic Contributing	1926
2727 W Sinto	32WC1185	Historic Contributing	1907
2803 W Sinto	32WC1186	Historic Contributing	1905
2813 W Sinto+	32WC1187	Historic Contributing	1906
704 N Summit	32WC1188	Historic Non-contributing	1906
710 N Summit	32WC1189	Historic Non-contributing	1907
716 N Summit	32WC1190	Historic Non-contributing	1904
722 N Summit	32WC1191	Historic Non-contributing	1903
724 N Summit	32WC1192	Historic Non-contributing	1905

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732 N Summit	32WC1193	Historic Non-contributing	1902
2521 W Summit	32WC1194	Historic Contributing	1941
2525 W Summit	32WC1195	Non-historic Non-contributing	1972
2801 W Summit	32WC1196	Historic Contributing	1907
2805 & 2807 W Summit	32WC1197	Historic Non-contributing	1900
2809 W Summit	32WC1198	Historic Non-contributing	1904
2811 W Summit-	32WC1199	Vacant lot	
2827 W Summit ( <i>YWCA of Spokane</i> )	32WC1200	Historic Non-contributing	1902
2718 W Sherwood	32WC1201	Historic Contributing	1938
2728 W Sherwood ( <i>garage</i> )	32WC1202	Not Applicable	
2802 W Sherwood ( <i>garage</i> )	32WC1203	Not Applicable	

## Key

- Vacant lots
- \* Properties surveyed in 1991 survey
- + Chamberlin Real Estate and Improvement Co. homes
- ++ Ballard Plannery homes
- = Moved homes



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**Statement of Significance**

*Summary*

Nettleton's Addition Historic District in West Central Spokane, Washington is significant under National Register Criteria A and C as a historic district. The property is significant under Criteria A for its association with important events and activities during the City of Spokane's most prolific period of growth -- the post-fire years from 1890 through 1911 -- that resulted in the patterns seen in the city's urban form today.<sup>5</sup> Nettleton's Addition is also significant under National Register Criteria C, for embodying the distinctive characteristics of an architectural type, period and method of construction. The area is significant and distinguishable as an intact collection of early twentieth century bungalows and Arts and Crafts-inspired homes. While there is a good representation of Victorian-era vernacular and Queen Anne homes, Nettleton's Addition is essentially a bungalow neighborhood.

Nettleton's Addition embodies the themes of Community Planning and Development and Architecture. It was an early streetcar suburb, developed as a speculative venture by a group of entrepreneurs who essentially shaped northwest Spokane and the city as a whole, from providing water-generated power for the streetcar systems to platting, designing, and building the neighborhoods of northwest Spokane. The short time frame within which Nettleton's Addition developed -- ten-to-fifteen years -- ensured that the architectural fabric of the suburb would be relatively consistent.

These neighborhoods provided housing primarily for the emerging middle class of this rapidly developing city and represented the first ring of suburban development. The entrepreneurs used mechanisms that proved successful throughout the country at the time, such as providing streetcar service to the new suburbs; developing an inexpensive recreation area that was also accessible by streetcar; providing financing and architectural pattern books to promote home building; and offering development, financing, and building services. Nettleton's Addition is an excellent representation of these trends.

Consistent with these Areas of Significance, the Period of Significance for Nettleton's Addition Historic District is 1887, the date of initial platting, to 1954, the date of the last Minimal Traditional house in this subdivision.<sup>6</sup> This is the construction date of the last house that represents infill of the original plat in an architectural style that contributes to the overall historic character of the District. Other significant dates within this Period of Significance are 1900, when the area began to develop rapidly, and 1911, when development came to a virtual halt, as

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<sup>5</sup> Approximately 76% of the homes in Nettleton's Addition were constructed between 1900 and 1912.

<sup>6</sup> Development began in 1888.

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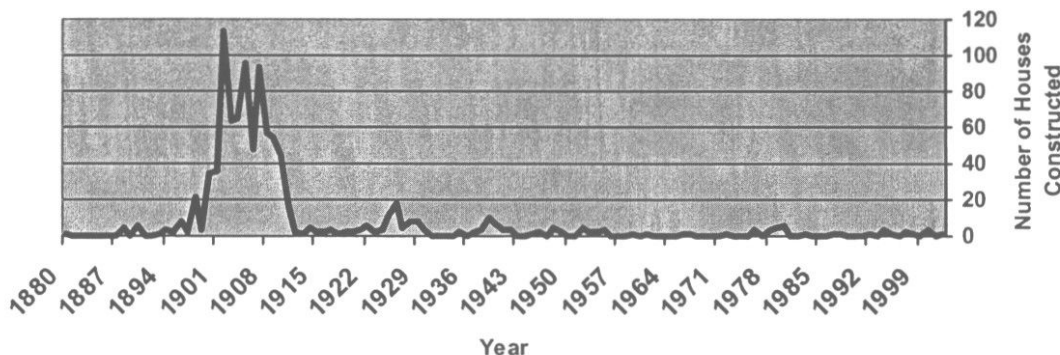
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Spokane's speculative real estate boom came to an end. This is well illustrated in the chart below.

*Nettleton's Addition Historic District: Number of Houses Constructed per Year*



While Nettleton's Addition is significant at the local level, its planning – involving the development of a streetcar system and regional park to attract real estate sales – relates the District to larger trends in growing urban areas throughout the county at this time. The architectural character, consisting primarily of modest one-and-two-story bungalows, many of them pattern book homes, is also reminiscent of the new suburban neighborhoods being developed throughout the country to house workers in the burgeoning cities. Both William Nettleton, who developed the Addition, and Gilbert Chamberlin, whose company built many of the homes, gained their experience in this type of real estate development on the national stage before settling in Nettleton's Addition for the final stages of their careers.<sup>7</sup>

The fact that Nettleton's Addition is uniformly platted; that many of the homes reflect the designs carried by the local pattern book companies; and that it was essentially developed over a ten-to-fifteen year period ensures its cohesiveness. A relative lack of change over the years ensures its integrity as an early twentieth century neighborhood.

<sup>7</sup> Nettleton founded Duluth, Minnesota and West Superior, Wisconsin, and developed a streetcar suburb in St. Paul, Minnesota. Chamberlin created developments in Kansas, Denver and Los Angeles before coming to Spokane.

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**HISTORIC CONTEXT**

***Early Background***

Spokane progressed rapidly from a primitive sawmill on the Spokane River in 1871 to a burgeoning regional center a little over ten years later, with direct connections to markets, business and political expertise, and the cultural influences of the Midwest. By the end of the century it had recovered from adverse economic circumstances and positioned itself for the ten-to-fifteen year real estate and building boom that shapes Spokane's urban and suburban neighborhoods to this day.

**Spokane's Founding**

Spokane's first settlers were J.J. Downing and Seth S. Scranton, who took advantage of the water power of Spokane Falls to build a sawmill. Scranton and Downing had obtained squatter's claims in 1871. James N. Glover and his partner purchased the rights of the men for \$2,000 each in 1873. Glover came into possession of the 160-acre claim when he bought out his partner and it was determined that the land he had purchased from Downing and Scranton was open for settlement. These 160 acres made up the original town site for Spokane.<sup>8</sup>

Glover, who as Spokane's first permanent settler is credited with founding the town, was born 1837 in Lincoln County, Missouri. He traveled west with his parents at age twelve and settled in Oregon. He came to Spokane in May of 1873, reportedly seeking a site that would likely be on the route of the future transcontinental Northern Pacific Railroad. The original 160-acre claim has been described as an inverted "T" shape, from Bernard Street west to Cedar Street and Sprague Avenue north to the river. The stem of the "T" was 40 acres that took in the lower falls and extended across the river to Broadway Avenue.<sup>9</sup>

Glover platted Spokane Falls, as it was known, in 1878.<sup>10</sup> He would eventually sell half his interest in his 22-block town site to A. M. Cannon and John J. Browne, who also filed claims to the west of Glover's. Their additions, which became known as Browne's Addition and Cannon's Addition, were the setting for some of the largest mansions in early-day Spokane. The first street railway service in the city, a horse car service, was owned by Browne and Cannon and it ran out to the Browne Addition and back around the Cannon Addition before returning downtown.<sup>11</sup>

Glover went into the milling and general merchandise business. Glover's other accomplishments included assisting in the formation of First National Bank in 1882, and serving as its president; acting as a director of Spokane Savings Bank; serving as city councilman and mayor; and being instrumental in the

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<sup>8</sup> Durham, 50.

<sup>9</sup> Cochran, 37.

<sup>10</sup> Spokane Falls was renamed Spokane in 1891.

<sup>11</sup> Durham, 364.

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establishment of a military post in Spokane after Nez Perce Indian War.<sup>12</sup> Glover's third home was located in the Sherwood Addition in the West Central neighborhood, at N. 1408 Summit. It was designed by Spokane master architects Cutter and Malmgren in 1909. He lived there until his death in 1921.

The town of Spokane Falls functioned as an urban center for the rich wheat farming areas of the Palouse to the south and Big Bend country to the west, and for those engaged in ranching and timber harvesting in the surrounding region. Its water power drove the sawmills and flour mills in service of these resource industries. It was the discovery of gold and silver and the completion of the transcontinental railroad, however, that secured Spokane's position at the center of the Inland Empire.<sup>13</sup>

The Northern Pacific railway was constructed to Spokane from the west in 1881, and the transcontinental link completed in 1883. Gold was discovered in the Coeur d'Alenes in Idaho in 1883, and mining continued in the Colville area, northern Idaho and southeast British Columbia for silver, copper, lead and zinc.<sup>14</sup> Spokane became a major supply point and export center, and its immediate economic success was assured. This influenced the boom that was responsible for Spokane's explosive growth and the development of its first streetcar suburbs.

**Spokane Becomes a Regional Center**

The establishment of the transcontinental railroad was not directly responsible for Spokane's founding, but it played a direct and important role. Promoters said Spokane was the "greatest railroad center on the Pacific coast." Possible routes for the railroad had been explored and surveyed by the army in the 1850s, and James N. Glover was among those who traveled to the area in search of a likely spot along the route to settle and make his fortune.<sup>15</sup> The Northern Pacific actively solicited potential investors and settlers throughout the United States and Europe to help finance construction of the line by investing in the company and buying land for homesteading and development.<sup>16</sup> William Nettleton, who developed Nettleton's Addition, is among those who bought land for speculative purposes from the railroad.

The Northern Pacific Railroad Company began laying tracks and building a station at Cheney once peace was restored after the Nez Perce Indian War of 1877. The Northern Pacific route that was chosen became the first effective transportation link across the northern Rockies south of the Canadian fur trade routes, and was Spokane's first direct rail link to the rest of the country.<sup>17</sup> It led from Chicago, through Wisconsin and Minnesota, to the west coast, and put Spokane in touch with the commodity markets, merchandise marts and mail order houses of Chicago and St. Paul. The Midwest's influence on Spokane's culture and development has been attributed to this fact.

<sup>12</sup> The post however was only occupied from the fall of 1877 to the spring of 1878.

<sup>13</sup> Durham, 355.

<sup>14</sup> Woodbridge, Sally, 393.

<sup>15</sup> Morrissey, 42.

<sup>16</sup> Fahey, 1986, 24.

<sup>17</sup> Meinig, 17.

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The railroad also altered the pattern and volume of migration into the area. The following quote is from Donald Meinig's essay, *Spokane and the Inland Empire, Historical Geographic Systems and a Sense of Place*:

*The Northern Pacific Railroad . . . led straight westward . . . It acquired millions of congressional land-grant acres in a broad swath along its right of way. Whole districts awaited development, and the railroad mounted a great advertising campaign to remote settlement and development of these localities. Miners from Montana and Colorado flocked into Coeur d'Alene; lumbermen shifted from the ravaged white pine forests of the Great Lakes to the virgin stands of northern Idaho; land seekers left the harsh and hazardous Northern Plains for the rolling richness of the Columbia Plain; merchants, lawyers, and speculators came to sniff out prime locations for quick wealth in frontier hamlets and urban centers.<sup>18</sup>*

The Northern Pacific arrived from Wallula on June 25, 1881. The transcontinental connection was completed September 8, 1883 at Gold Creek, Montana Territory. Two additional transcontinental lines were to eventually go through Spokane: the Great Northern in 1892 and the Chicago, Milwaukee, St. Paul and Pacific in 1909. In 1884 the Portland-based Oregon Railway and Navigation Company connected with the Union Pacific via southern Idaho and completed that transcontinental link.<sup>19</sup> The Canadian Pacific was connected to Spokane through the Spokane Falls & Northern Railway by 1889.<sup>20</sup>

As a result of these connections, new feeder lines (some built or procured by Northern Pacific) changed the configuration of agricultural market centers in eastern Washington and facilitated Spokane's growth as an agricultural center. In addition to agriculture, the network linked Spokane to major timber and mining resources, and ensured freight traffic and the exporting of goods to the east and west, including Asian and European markets.

**Early Settlement Patterns**

Historian John Fahey describes the growth of Spokane in the early 1880s as follows: "Business mushroomed in an uproar with openings and closings almost overnight, men leaping from one field to another, bankers betting depositors' funds on mines, projected railroads, timber, and mills – and everyone trading in land."<sup>21</sup>

Commercial development in Spokane in the mid-1880s was located on Howard Street, Riverside Avenue, and Main Street, with the densest development occurring along north-south-running Howard Street between Front and Sprague. The Northern Pacific Railroad ran east-west through town on Railroad

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<sup>18</sup> Meinig, 18.

<sup>19</sup> Meinig, 17.

<sup>20</sup> Edwards, 110.

<sup>21</sup> Fahey, 1986, 24.

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Avenue, a full five blocks south of the river. Small single family houses were scattered to the west of downtown and south of the rail line, but there was no real concentration of residential development.<sup>22</sup> Unlike other towns that first utilized a river or waterfront as transportation and later oriented itself towards the railroad, Spokane's river was used for generating power and the railroads connected the city to the region and the rest of the country from the beginning.<sup>23</sup>

From the late 1880s on there was extensive activity on the river, mostly clustered around the foot (north end) of Post and Howard Streets. Businesses here included The Spokane Electric Light & Power Company; Clark & Curtis Roller Mills; the Spokane Mill Company (a sawmill, planing mill and sash, door and blind factory); the Spokane Oat Meal Mill; National Iron Works; Spokane Mill Company (a shingle mill); Echo Roller Mills; and Braunder & Keats, all utilizing the power of the river.<sup>24</sup>

Commercial development still centered on Howard Street, but also occurred on the cross streets extending east and west of Howard Street. Every service of an established city was available. Some housing was scattered among the commercial businesses, as were hotels and boarding houses. Most of the housing, however, including boarding houses, was located south of the Northern Pacific Railroad. By the late 1880s single family houses were larger and more complex than just five years earlier.<sup>25</sup> Spokane's new prosperity and urban profile, however, was to be short-lived, as a fire that burned 32 city blocks in the downtown broke out on August 4, 1889.

**The Fire, the Exposition, and the Panic of 1893**

The Spokane fire of 1889 devastated the city, but it quickly rebuilt. The new structures were far more substantial than those that burned in the fire and because they were constructed in a short time frame, they were relatively consistent in terms of architectural style and urban design character. John Fahey observes, "They overbuilt in high-spending competition, ornate, fire-resistant structures of brick and granite along Riverside Avenue."<sup>26</sup> Many business owners went into debt to build the six-and-seven story masonry structures.

Writing in 1900, the Reverend Jonathan Edwards noted that one hundred business blocks and one thousand residences were built in the year after the fire, the number of businesses more than doubled, and two hundred seventy-five miles of railroad were constructed.<sup>27</sup> Businesses that did well were rolling mills, flour mills, railroad freight, and real estate.<sup>28</sup> It was also reported that in less than a year, fifty-four new Additions totaling 2,880 acres had been filed in the city, and another fifteen older subdivisions recorded.<sup>29</sup>

<sup>22</sup> Sanborn Fire Insurance Map of 1884.

<sup>23</sup> Hook, 38.

<sup>24</sup> Sanborn Fire Insurance Map of 1889.

<sup>25</sup> Sanborn Fire Insurance Map of 1889.

<sup>26</sup> Fahey, 1986, 215.

<sup>27</sup> Edwards, 101.

<sup>28</sup> Crosby, 7.

<sup>29</sup> The City of Spokane Falls and its Tributary Resources, 37.

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Spokane soon set about planning an international exposition, the Northwestern Industrial Exposition, to demonstrate its recovery from the disastrous fire. The 1890 brochure published for the Exposition chronicled Spokane's accomplishments, profiled its great community leaders, and confirmed its economic health and well-being. The issue of real estate speculation was explained:

*It has too often been asserted that a new city is simply established by real estate speculators, with a view of creating a real estate "boom." Those who are not acquainted with the resources and advantages offered by a newly established city, or country, cannot realize what future is before it, and they frequently judge too hastily as to the intent of those who have sufficient faith in the city to invest money in realty . . . [The investor] knows better than any one else that with the advancement and development of the city the value of that property must necessarily increase, and not matter what might be the opinion of others, his judgment in the matter may generally be taken as an indication of what is expected in the near future . . . Who, then, can claim that the rapid increase of value of the real estate in this city is unnatural? On the contrary it is but the result of the healthy growth and steady development of a prosperous and progressive city.<sup>30</sup>*

The superlatives of the writer expressed the city's optimism for the future:

*Today, Spokane Falls has a population of more than 27,000 inhabitants. Magnificent, costly and imposing granite and brick structures grace the main thoroughfares. Handsome and artistic residences have been erected. Transcontinental railroads supply easy communication with the entire United States. Street-car lines have traversed the city in every direction. The country tributary to Spokane Falls has been developed and all these conditions have naturally tended to the enormous increase of a permanent and industrious population. The land, which at first was considered of but little value, now commands a reasonable price. The pine forest and the prairie, where formerly the Indian built his tepee, are now skirted with handsome residences. And the section of Spokane Falls which are now considered suburbs will be a thickly populated residence portion within a few years.<sup>31</sup>*

This new-found optimism was to be short-lived, however, as the city was even harder hit than other Pacific Northwest cities by the Panic of 1893 and the depression that followed. The Panic of 1893 was nation-wide, with the Pacific Northwest being as affected as larger urban centers to the east and south.

<sup>30</sup> *The City of Spokane Falls and its Tributary Resources*, 37. Note: Not all considered the rampant real estate speculation a positive sign: "Editor Dallam warned the people against inflated prices for outside platting. 'In many outlying localities lots are being held at figures entirely out of reason and the effect will be a positive detriment to the growth and development of Spokane Falls. The heavy property owner and the real-estate agent are the only parties benefited by these unreasonably high prices. The city, the mass of the people and all branches of merchandising and manufacturing will be positive suffers thereby'" (Durham, 412).

<sup>31</sup> *The City of Spokane Falls and its Tributary Resources*, 37.

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Specific circumstances in Spokane, however, made the economic downturn particularly devastating. A series of events caused a change in the city's power structure and civic leadership after the Panic that strongly affected the development of Spokane's early suburbs.

The Northwestern & Pacific Hypotheekbank, a Dutch-owned mortgage company, had invested heavily in Spokane both before and after the 1889 fire. As noted above, however, many businesses had over-extended themselves in the rebuilding. The Hypotheekbank and other lenders foreclosed on many of the buildings in downtown Spokane. Additions were foreclosed on as well. John A. Finch foreclosed on Muzzy's Addition, the Hypotheekbank Bank took Cannon's and Cook's Addition, and the Provident Trust took Cook's street railway.<sup>32</sup>

Foreclosure allowed for a new set of investors to rise to the forefront. It altered the complexion of land development in Spokane by changing the players and bringing in new money from east coast investors and local mining and real estate interests. This was to have a direct effect on the rising suburbs, including Nettleton's Addition. The panic was waning by 1896, and Spokane entered into a boom period that lasted from the late 1890s through 1911 and changed the landscape in northwest Spokane.<sup>33</sup>

***Population Growth and Suburban Expansion***

A number of events converged to cause the unprecedented growth enjoyed by Spokane in the late 19<sup>th</sup> and early 20<sup>th</sup> century. As discussed in the previous section, the coming of the railroads and new developments in mining augmented its economic base derived from agricultural and timber resources. The initiative shown by its entrepreneurs and the relationships they formed to take advantage of the other resources of the area – land, power, and an advantageous geography – created the unique setting in which Nettleton's Addition developed.

**The Boom Years**

The boom period in Spokane, begun in the late 1890s, lasted until 1911. During this time frame the population exploded, downtown Spokane thrived, and the first ring of suburbs, served by extensive street railways and graced by city parks, changing Spokane into an urban metropolis.

As discussed, Spokane's first growth spurt occurred in the decade from 1880 to 1890. In 1880 the city's population was 350. When the Northern Pacific's transcontinental line was completed in 1883, Spokane had six real estate and insurance offices and its population was 1500. By 1890 it was 20,000.<sup>34</sup> This made it the largest inland city west of Minneapolis, and north of Salt Lake City.<sup>35</sup> The population tripled

<sup>32</sup> Fahey, 1986, 29.

<sup>33</sup> Meinig, 190.

<sup>34</sup> Moehring, 231.

<sup>35</sup> Meinig, 13.



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in the decade from 1900 to 1910, growing from over 36,000 to 104,000.<sup>36</sup> This paralleled a strong growth trend throughout the Pacific Northwest and spurred the rapid expansion of residential neighborhoods.<sup>37</sup> It is also directly reflected in the development of Nettleton's Addition. Seventyfive percent of the subdivision developed between the late 1890s and 1911.

Building permits in Spokane rose from 1,494 in 1903 to 2,927 in 1908.<sup>38</sup> In December 1907 Spokane nearly doubled its land area by annexing land to the north, east and south. New housing and the increased use of automobiles created demand for street improvements and water and sewer extensions.<sup>39</sup> The City struggled to keep up with this growth. Seven bonds were issued between 1898 and 1909 for water, waste disposal, and bridges, and the city nearly exhausted its borrowing capacity. From 1908 to 1909 the number of permits did not rise appreciably, but the value leaped to \$8.7 million.

By the end of the decade, however, growth had slowed dramatically and it became evident that Spokane had overbuilt. The result was a legacy of platted, vacant parcels. Building permits fell by half from 1911 to 1912, and by half again in 1913. In 1912 only two homes were built in Nettleton's Addition, whereas the year before 16 homes had been built, and 45 the year before that. Patronage of streetcars fell in 1910 and continued to decline after 1912. The city began foreclosing on delinquent assessments in 1911. The year 1914 was the slowest before the depression year of 1933. In the years from 1910 to 1920 the Spokane population grew by only 35 people, from 104,402 to 104,437.<sup>40</sup> Some vacant lots would not be sold until World War II. The results can be seen in a few areas within Nettleton's Addition, where infill development occurred in the 1940s and early 1950s.

**The Role of Washington Water Power**

In Spokane's early days two companies provided power to the fledgling community. By the turn of the century Washington Water Power gained control of the power supply, and would grow to become one of two major power companies supplying power to eastern Washington and the greater Inland Empire. The Washington Water Power Company played a direct role in the development of Spokane as an economic center and in the development of Spokane's suburbs, including Nettleton's Addition.

On September 2, 1885 George A. Fitch obtained a franchise from the Spokane Falls City Council to maintain the electrical lights, poles and wires in the town. His installation has been credited as the first commercial hydroelectric plant west of the Mississippi.<sup>41</sup> Power was supplied by a generator, a Brush arc dynamo that had reportedly been salvaged from the steamship Columbia. It was located in the basement of a flour mill and supplied power to the city's eleven arc lamps.<sup>42</sup> In 1886 a group of local businessmen

<sup>36</sup> Fahey, 44.

<sup>37</sup> Krafft, 64.

<sup>38</sup> Fahey, 1986, 44.

<sup>39</sup> Fahey, 1986, 226.

<sup>40</sup> Meinig, 20.

<sup>41</sup> Woodbridge, Sally, 394.

<sup>42</sup> Crosby, 7.

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bought out Fitch and formed the Spokane Falls Water Power Company. They leased land on the north side of the Spokane River near the Post Street Bridge for water power development, and bought a 30 kilowatt dynamo from Edison Electric. At this point the new company was known as Spokane Electric Light & Power Company

Needing more funding, the company obtained capital from Edison Electric Illuminating of New York and re-organized in the winter of 1887-88, now calling themselves Edison Electric Illuminating Company of Spokane Falls. Construction began on a new power station at the rear of the C and C Mill, where the Post Street substation now stands. At first the electricity was used solely for illumination.

As the city grew, a plan to utilize the water power of the lower falls of the Spokane River to generate electricity was proposed. This was opposed by the Edison Electric's eastern stockholders, who declared that 'water power had little or no value.' As a result, a separate company was formed to purchase the site and build the power station. This company was incorporated March 13, 1889 and called the Washington Water Power Company.<sup>43</sup>

A number of individuals who were involved in the development of the West Central neighborhood also served on the board of Washington Water Power in these early years. They included Herbert Bolster, owner of Twickenham Addition at that time, which was west of Nettleton's Addition; F. Rockwood Moore, who also served on the board of the Spokane Cable Railway and later the Spokane Street Railway; John D. Sherwood, developer of the Sherwood Addition directly west of Nettleton's Addition; and William Pettet, owner of the Pettet Tract directly north of Nettleton's Addition.

The purpose of the newly formed company was to develop the city's water power resources. Work began on a new dam for the Monroe Street Power Station and the building itself in early 1890. In the spring of 1891 the dynamos were moved from the first three stations and the cable railway station into the new building, which opened November 12, 1890. At this time, the first electric traction was applied to a railway by this company. This was to be a major activity for the company over the next 45 years.<sup>44</sup>

In 1895 Washington Water Power Company defaulted on its bonds and was reorganized with financier William Augustus White of New York as its chair. All properties of the organization's sub-companies were deeded over to Washington Water Power; they also purchased the Lidgerwood Park Railroad. It was at this point that they made the transition from a water power company to a full-fledged electric service company. Edison Electric Illuminating Company, Spokane Street Railway Company, Spokane Cable Railway Company, and C. & C. Flour Mill came under Washington Water Power's new jurisdiction.<sup>45</sup>

<sup>43</sup> Crosby, 9.

<sup>44</sup> Crosby, 15.

<sup>45</sup> Edwards, 101.

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As a result of a ready power supply, Spokane was able to develop and expand its street railways, which eventually utilized electricity exclusively to power its cars. Washington Water Power expanded from 42 miles of street railways in 1903 to 109 in 1910.<sup>46</sup> This in turn allowed for the development of the early suburban neighborhoods, including the West Central neighborhood and Nettleton's Addition.

**The Role of the Street Railways**

Both nationally and locally, street railway development was initially undertaken by real estate promoters to encourage the sale of lots in subdivisions beyond convenient walking distance of the downtown area. Suburban developers competed with one another to provide dependable, affordable means of transportation.<sup>47</sup> The traction providers, who were consolidated under the aegis of Washington Water Power until Jay Graves built the power sources for the competing Spokane Traction Company, stepped in once the lines had been developed. They operated the lines as a source of revenue, but it was a cooperative situation.

The street railways were a large power user, but Washington Water Power, as the parent company, offered them favorable rates.<sup>48</sup> The beneficial relationship between Washington Water Power and the entrepreneurs of the West Central neighborhood is evident from the fact that many of the developers of West Central sat on the board of Washington Water Power. They also sat on the board of the Spokane Cable Railway, the streetcar company that set the stage for development of the Twickenham, Sherwood, and Nettleton Additions, and the Pettet Tract.

*National Trends*

The first streetcar system was the horse-drawn street railway, or horse car railway. The horse car was first used on New York's lower Manhattan in 1832, but expanded in use in the mid-1850s, when a track was developed that lay flush with the roadbed.<sup>49</sup> The horse railway traveled at six-to-eight miles per hour and allowed one horse to pull a 30-to-40 passenger vehicle. Nationally, the first track systems were used as a selling point for emerging wealthy neighborhoods, as was the case in Spokane with Browne's and A. M. Cannon's Additions. They allowed those from homes on the then-suburban fringe to travel more quickly and easily into the city center.

They also reinforced the emerging ideal that living outside the urban core was healthier, something that the real estate developers were quick to promote. In 1859 Philadelphian Sidney George Fisher wrote:

*A beneficial effect to this will be to enable everyone to have a suburban or villa or country home, to spread the city over a vast space, with all the advantages of compactness and the advantages,*

<sup>46</sup> Fahey, 44.

<sup>47</sup> Mutschler, 9.

<sup>48</sup> Mutschler, 10.

<sup>49</sup> Jackson, 39.

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*moreover, of pure air, gardens, and rural pleasures. Before long, town life, life in close street and alleys, will be confined to a few occupations, and cities will be mere collections of shops, warehouses, factories, and places of business.*<sup>50</sup>

Street railways had the advantage of penetrating to the center of downtowns, unlike a typical railroad. They also had the advantage of connecting to and serving a larger network, including the regional rail system and sometimes the ferry systems. By the mid-1880s there were 415 street railway companies in the United States.<sup>51</sup> The national growth and popularity of street railways was paralleled in Spokane. In 1908 Washington Water Power's twelve routes entered downtown principally on Howard Street, meeting at Riverside, and the Traction Company's twelve reached downtown by Washington Street, conjoining at Main.<sup>52</sup>

*Spokane's First Street Railway Company*

Spokane's first street railway company, the Spokane Street Railway Company, was formed on December 17, 1886. It constructed and operated the horse car line to Browne's and Cannon's Addition. It was the second street railway in Washington Territory, the first one being in Seattle.<sup>53</sup> Andrew Ross, who was the Superintendent and General Manager of the Spokane Street Railway Company, resigned his position in a shake-up in 1889 and sold his shares to Browne and Cannon. They in turn sold out to a group consisting of Herbert Bolster (owner of Twickenham's Addition), Henry Brook, Horace L. Cutter (a banker and Kirtland Cutter's uncle), Alfred S. Moore, C. Herbert Moore, F. Rockwood Moore, William Nettleton (developer of Nettleton's Addition), and John D. Sherwood (developer of the Sherwood Addition).<sup>54</sup> Spokane's horse-drawn streetcars were outdated as soon as they were put into service. This group began planning immediately to electrify the system.

*The Spokane Cable Railway*

Three additional companies filed for incorporation in Spokane in 1888: The Spokane & Montrose Motor Railroad; the Ross Park Street Railway, formed by A. J. Ross, formerly of the Spokane Street Railway Company; and the Spokane Cable Railway Company. The first two companies used the new electric street railway system. The third, which would serve the West Central neighborhood and Nettleton's Addition, utilized cable technology. Its incorporators were: Judge J. M. Kinnard, F. H. Mason, Alfred S. Moore, J. D. Sherwood and J. M. Thompson.<sup>55</sup> Its board members were John D. Sherwood, president; F. Rockwood Moore, vice president; Alfred S. Moore, secretary and manager; and Horace L. Cutter,

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<sup>50</sup> Jackson, 42.

<sup>51</sup> Jackson, 41.

<sup>52</sup> Fahey, 1994, 43.

<sup>53</sup> Mutschler, 12.

<sup>54</sup> Mutschler, 13.

<sup>55</sup> Mutschler, 31.

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treasurer.<sup>56</sup> They had the following board members/incorporators in common with the Spokane Street Railway Company: Alfred S. Moore; John D. Sherwood; Horace L. Cutter; and F. Rockwood Moore.

Like the other early suburbs of Spokane, real estate development and speculation in West Central and Nettleton's Addition started with a streetcar line. The Spokane Cable Railway was constructed to facilitate the development of Twickenham and Twickenham West, which also allowed the Nettleton and Sherwood Additions to take advantage of this line, since Twickenham was beyond both subdivisions. The *Spokane Falls Review* ran the following story about the railway's construction:

*The line adopted runs through a portion of the city that is filling up very rapidly, but that did not have a heavy population at the time the company was formed and the road [railroad right-of-way] projected. It was an experiment like many that have been made in other cities – the building of a road first and the providing of the districts along its line afterwards. It has been demonstrated over and over again that a cable road in a growing city can create its own patronage, just as a steam railroad does which runs into a new and unsettled, but resourceful, region.*<sup>57</sup>

Work on the railway began at Monroe and Mallon. The system was to travel north on Monroe from 1<sup>st</sup> Avenue, across the river to Boone, west on Boone, and across the river again to the Twickenham Addition. The Spokane Cable Railway crossed the Seattle, Lake Shore & Eastern line near Boone and Monroe. The railway required building two bridges. The Monroe Street Bridge, which was wood with iron rods, was to serve mixed traffic, with the cost shared between the city, the railway, and subscribers. The Twickenham Bridge, at the northwest corner of West Central, was to have two decks, the upper one for the cable cars, the latter built by Spokane Cable Railway. The Broadway line turned off at Broadway and Monroe, traveled to approximately where St. Luke's Hospital was, then swung north to switch on the Boone Avenue tracks and traveled down the riverbank to Twickenham Park, where the cars swung around a huge rail loop for their return to town.

Construction began in 1889, but was delayed due to the August 1889 fire. Construction resumed shortly thereafter and the Spokane Cable Railway was completed in 1889. It operated at ten miles per hour, and made the trip to Twickenham Park from downtown in 20 minutes. The system was considered antiquated, however, by 1891.

The Spokane Street Railway Company had been buying controlling shares in the Spokane Cable Railway Company. It made plans to absorb the Spokane Cable Railway line north of the river, replacing it with an electric line, and operate a Broadway extension with horse cars if the track was completed before new trolley cars arrived. The Spokane Street Railway, which had common stockholders with the Spokane

<sup>56</sup> DeSeve, 5.

<sup>57</sup> Quoted in DeSeve 5.

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Cable Railway, began to take over some of the cable railway's lines as early as 1890. As it began replacing its own horse-drawn cars with modern trolleys, it rebuilt the route to Twickenham Park for electric trolleys.<sup>58</sup> In order to do this, the narrow gauge cable track would need to be replaced with standard gauge trolley track.<sup>59</sup> Electrification of the Spokane Cable Railway route was complete in 1893.<sup>60</sup>

*Washington Water Power Takes Over*

The Spokane Street Railway continued to operate and expand its system, and also continued its contentious relationships with everyone it dealt with. In the meantime, Washington Water Power was purchasing controlling interest in the street railway companies. Washington Water Power could use the street railway franchises for their own purposes. By 1899 it had consolidated all but one of the street railways. On August 10, 1899 the Spokane Street Railway Company assigned all of its franchises to Washington Water Power which, as has been seen, was controlled by the future developers of the West Central neighborhood. The utility company also absorbed the Spokane Cable Railway Company and Spokane Electric Railway Company the same day. It also purchased the physical plant, but not the stock, of the City Park Transit Company. In August of 1900 it opened a new car barn with a foundry and machine shop on Boone Avenue, in the West Central neighborhood.

*The Future of the Street Railways*

In 1910 there were two railway systems in Spokane, the Spokane Traction Company and Washington Water Power Company. About the end of World War I, having two systems was seen as redundant and inefficient. In 1922 the Spokane Street Railway Company consolidated with the Spokane Traction Company to become the Spokane United Railways. They were operated by the Washington Water Power Company until the 1930s, when the system began converting to busses. Trolley service ended in 1936.

In Spokane, as in the rest of the country, bus systems cost less than street railways for transit companies to operate, as the cost of maintaining tracks and pavement was eliminated. Streets were developed for the automobile, whose cost was increasingly within reach of the middle class. So maintaining a separate system for transit, so to speak, became inefficient. The post World War II boom in automobile ownership finally eliminated the street railway system. Eventually Spokane United Railways became the Spokane Transit System, which operates a bus transit system today.<sup>61</sup>

*Spokane's Expansion to the Northwest*

<sup>58</sup> Hyder, 13.

<sup>59</sup> Mutschler, 15.

<sup>60</sup> DeSeve, 14.

<sup>61</sup> Mutschler, 11.

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The development of northwest Spokane parallels the development of the city as a whole in the sense that a tight-knit group of entrepreneurs and investors developed relationships and shared resources to develop the neighborhoods and institutions that still characterize the city today. As has been seen, the developers of West Central Spokane sat on the boards of both Washington Water Power and the Spokane Cable Railway, later the Spokane Street Railway Company. They understood the value of further developing the real estate across the river that had begun less than ten years earlier.

*Early Commercial Development*

Colonel D. P. Jenkins, a former Seattle-area attorney and the first settler in the West Central neighborhood, established his 160-acre homestead in 1879.<sup>62</sup> It was bounded by Post and Cedar, Boone and the river and accessed by ferry.<sup>63</sup> His residence, which was located at West Mallon and Lincoln, is considered the first residence north of the Spokane River.<sup>64</sup>

At the time Jenkins settled there, West Central was extremely remote. After 1889, when a wooden bridge was installed at Monroe Street, the area became more attractive for commerce and businesses began to develop along Monroe Street north of the river.

The area was just north of the rail yards at Havermale Island, and this became a small industrial center as well. The Oregon-Washington Railway and Navigation Company built a spur line to the Washington Broom Factory, one of the early businesses, located at W. 1727 Sinto Avenue (the Broom Factory is now on the National Historic Register).

On July 23, 1890 the Monroe Street Bridge burned, as well as the wood-frame business blocks along North Monroe. A new steel bridge was built to replace the old wood one, and masonry buildings replaced the earlier wood structures. At this time the Spokane Cable Railway also used the Monroe Street Bridge.

The February 1889 Sanborn Maps, which showed the city just months before the fire that devastated downtown, reveal that extensive platting had taken place north of the Spokane River. The Seattle, Lake Shore & Eastern Railroad came into Spokane from the northwest through this area, circling around east of downtown to join the Northern Pacific Railroad. The county records building, Cowley School and Methodist College were among the major institutions noted north of the river. The Monroe Hotel was also located in this area. Otherwise most of the development was single family houses.<sup>65</sup>

The January 1890 Sanborn Fire Insurance Map, which is the first post-fire map, shows a substantial commercial district north of the river on Monroe Street, with a full array of services being offered in one,

<sup>62</sup> Mueller, Section 8, 1.

<sup>63</sup> Bond, 205.

<sup>64</sup> He later lived at W. 1127 Broadway and E. 528 Indiana (Bond, 210).

<sup>65</sup> Sanborn Fire Insurance Map of 1889.

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two and three-story buildings. Businesses included stores selling groceries, baked goods, fruit, meat, candy, and tallow. There was a hardware store, wagon shop, harness and saddle shop, feed store, and livery. Also present were restaurants, a bank, tailor shop, boarding houses, furnished rooms, hotels and laundries.<sup>66</sup>

In 1911 a new Monroe Street bridge was built. Designed by engineer J. C. Ralston and architect Kirtland K. Cutter, it was the longest bridge spanned by concrete arches at the time.<sup>67</sup> J. C. Ralston was City Engineer during part of Spokane's "Golden Age of Bridges. He designed his home in Nettleton's Addition in 1900. Kirtland K. Cutter was one of Spokane's premier architects during this time. The Monroe Street Bridge is currently being rebuilt (for seismic reasons) to the 1911 design.

*The Residential Suburbs*

The inner suburbs of northwest Spokane were platted between 1883 and 1906. Collectively this area is known as the West Central neighborhood. West Central is bounded by the Spokane River to the south and west, Indiana Street to the north, and Monroe Street to the east. At the time the area was opening up, concurrent with the construction of the street railways, platting and speculative land sales were rampant. The 1890 brochure for the Northwest Industrial Exposition justified these activities: "The bright prospects of the city seem to warrant this wholesale platting and justify the belief that in time these new Addition will be as thickly settled as the original townsites years."<sup>68</sup>

The attraction of the area was described as follows:

*Very choice lots, adapted for handsome and pleasant homes, can be purchased at from \$300 to \$1,000 each, with a frontage of 50 feet and a depth of about 140 feet. Streetcar lines have reduced distances to a minimum, and hardly any part of the city devoted to residences is much more than 15 minutes' ride from the center of the city. Yet under all these favorable circumstances homes can be erected for less than \$1,200 or \$1,500. Taking into consideration the future increase in value of the property, this city may be said to be the "Investor's Paradise."<sup>69</sup>*

The Additions that make up this area and their years of development are: Bingaman's Addition, 1883; Ide's Addition, 1883; Jenkin's Addition, 1883; Ollis Addition, 1883; Chandler's Addition, 1884; Mountain View Addition, 1884; Ide & Kaufman's Addition, 1887; Muzzy's Addition, 1887; Nettleton's

1<sup>st</sup> and 2<sup>nd</sup> Addition, 1887; Ide's 3<sup>rd</sup> Addition, 1888; Chamberlin's Addition, 1889; Ide's 2<sup>nd</sup> Addition, 1889; Lower Crossing, 1889; Sherwood Addition, 1889; Stratton's Addition, 1890; Jenkin's 2<sup>nd</sup> Addition,

<sup>66</sup> Sanborn Fire Insurance Map of 1890.

<sup>67</sup> Woodbridge, Sally, 397.

<sup>68</sup> *The City of Spokane Falls and its Tributary Resources*, 37.

<sup>69</sup> *The City of Spokane Falls and its Tributary Resources*, 37.



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1900; Natatorium Park, 1903; Pettet Tract, 1905; and McCarther's Addition, 1906.<sup>70</sup> Twickenham's Addition, is now Spokane Falls Community College and Twickenham West is now part of Riverside State Park

*Early Institutions*

The West Central neighborhood was well represented in its early days by substantial institutions, including the County Courthouse, other county buildings, schools, churches, and hospitals. Below is a sample of the major institutions that had located in West Central by the turn of the century.

In 1884 William Pettet, F. Rockwood Moore, Fred Chamberlin and William Nettleton "secured the block on which the county courthouse now stands, and at their own personal expense erected a building for the reception of the county records that were brought from Cheney."<sup>71</sup> Spokane's expansion north of the river was symbolically secured, however, by the construction of the County Courthouse. This structure, the result of an architectural competition won by Willis A. Ritchie, was completed in 1895. The establishment of this major institution and architectural landmark must have symbolized the opening up of the areas north of the river to the people of Spokane.

Jenkins, West Central's first settler, also made donations to establish a civic presence in northwest Spokane. He founded the Jenkins Institute, which had as its mission the education of boys who had been forced to leave school to support themselves or their families. Although the institution did not survive in its original form, Jenkins provided an endowment for it and it was subsumed within the YMCA, another institution that he supported.<sup>72</sup> It was in operation as late as the 1950s in the old YMCA Building at First and Lincoln (demolished in 1969).<sup>73</sup>

Jenkins also donated the land at College and Jefferson for what became known as the Spokane Methodist College. It opened in 1884 but failed by 1892, apparently due to mismanagement.<sup>74</sup> The dormitory building, however, was renamed the Field School and continued to be used by other schools. Jenkins donated the land on which the courthouse stands, as well as \$5,000 towards its construction. The David P. Jenkins Building, a three-story commercial block, is located at Broadway and Monroe.

The Holmes School was built as a twelve-room school house in 1900. Although in a remote location at the time (at Sinto and Cochran, where it is still located today), it opened in 1901 with 200 students and six teachers. It was demolished and rebuilt in 1980.

Also in the neighborhood but just beyond district boundaries was St. Luke's Hospital, founded by John A. Finch and Amasa Campbell. It was established in 1897, but moved to Dean and A Streets in 1900. This

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<sup>70</sup> *Historic Resources Inventory West Central Neighborhood*, 1990.

<sup>71</sup> Edwards, 678.

<sup>72</sup> Lewis, 4.

<sup>73</sup> Bond, 207.

<sup>74</sup> Bond, 208.

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structure burned in 1907, but was rebuilt. Also on the grounds was the Shriner's Hospital for Crippled Children and the John A. Finch Memorial Nurse's Home, which was built with a donation from Mrs. Finch. Both structures still stand at this location, and are now private residences. The Memorial Nurse's Home was placed on the National Register of Historic Places in 1991.

*Twickenham's Park*

The Spokane Cable Railway was initiated to help sell lots at Twickenham's Addition. Twickenham's Additions were located west of the Spokane River, across the bridge that was built for the Spokane Cable Railway south of Twickenham Park. Twickenham West was located further north and west of the Twickenham Addition, and east of the Seattle Lake Shore & Eastern Railroad (which also ran through West Central). What became Twickenham Park was located on the east side of the river, west and down the hill from the Sherwood Addition.<sup>75</sup>

"Trolley Parks," as they came to be called across the country, created a cycle of prosperity for their owners. People rode the trolley in order to go to the park, and they went to the park in order to ride the trolley, which, before the advent of the automobile, was "a thrilling experience in itself."<sup>76</sup> The use of trolleys for recreational purposes was related to other trends as well, including the promotion of 'physical culture' that urban parks and more rural landscapes provided. But amusement parks such as Twickenham Park appeared to have the greatest attraction.

*Almost from the introduction of streetcar service in the late 1880s, patronage on weekends and holidays exceeded that of regular work days by a wide margin . . . During the warmer months, the companies put on open-air cars, and whole families took advantage of the opportunity to have an outing or just to marvel at the changing urban tapestry. . . . The streetcar companies encouraged pleasure-riding by establishing race tracks, beer gardens, parks, beaches and resort hotels at the end of the line. Their greatest stimulus to recreational travel was the amusement park. Usually located on the edge of the city and at the end of a trolley route, such parks were physical expressions of the new importance of leisure in the life of urban families; at the same time, they provided an escape o a fantasy world that was far removed from the humdrum existence of everyday life.<sup>77</sup>*

Street railway companies around the country entered the amusement business to increase ridership and improve profits at the turn of the century and earlier. Electric companies often charged transit firms a flat

monthly rate regardless of how much or little electricity was used. As a result, it was beneficial for the street railway owners to increase ridership during the slow weekends and evenings, as well as promote summer and holiday travel.

<sup>75</sup> Today Spokane Falls Community College covers most of this area on the west side of the river and Sans Souci West Mobile Home Park occupies the Twickenham or Natatorium Park site.

<sup>76</sup> Hyder, 13.

<sup>77</sup> Jackson, 112.

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The land that was platted as Twickenham's Addition was sold by Northern Pacific to the Spokane Falls Land and Improvement Company. Herbert Bolster, who served as the company's president until 1899, came to Spokane in 1885 with experience in law and real estate.<sup>78</sup> Bolster was also the first president of the Spokane Baseball Club, which played at Twickenham Park, and was one of the organizers of the Washington Water Power Company, which provided power for the Spokane Cable Railways' service to Twickenham. On May 27, 1889, Twickenham West lots began selling at \$100 for an acre lot. The newspaper ad, which ran in the *Spokane Falls Morning Review*, said that they were "the most desirable acre tracts ever offered to the Spokane public, the only acre property easily accessible by rail and cable cars now on the market."<sup>79</sup>

Twickenham Park is said to have opened as Ingersoll's Park in 1889 (Audley Ingersoll was one of the park directors). The land was initially purchased from Northern Pacific by the Spokane Land and Improvement Company, whose president was Herbert Bolster. The park, however, was reserved for the Spokane Cable Railway end-line park. Its ownership transferred to the Spokane Street Railway Company when this company took over the Spokane Cable Railway.<sup>80</sup> The Spokane Street Railway's opening of Twickenham Park was celebrated May 10, 1892.

Twickenham Park was 40 acres in size. It was initially established as an athletic center for baseball and marksmanship. The first baseball game was played July 19, 1889 between the Spokane Falls Nine and Fort Spokane. Spectators had to arrive by the Seattle, Lake Shore & Eastern Railroad, as the cable line had not yet been completed.<sup>81</sup> The Spokane Baseball Club's original field was located at the current intersection of Boone and A, directly east of 1212 Summit, and west of Nettleton's Addition.

The park later provided a dining hall, shooting gallery, dance pavilion, lawn tennis, bowling alley, and live music. On May 31, 1893 work began on a heated outdoor swimming pool, a 100 foot by 200 foot "natatorium," which also included an exercise hall, club room, and athletic grounds. Members could join the "Natatorium Athletic and Swimming Club" and receive coaching in boxing, fencing, wrestling, club swinging and swimming and training for "the attainment of perfect health."<sup>82</sup> Capitalizing on the popularity of the pool, the park was renamed Natatorium Park in 1895.

Washington Water Power promoted parks at the end of its other lines, and continued to make changes at Twickenham Park to ensure its popularity. Taking cues from trolley parks across the country, attractions such as aerial balloon and parachute drops, fireworks, band stands, and vaudeville acts were added.

<sup>78</sup> DeSeve, 14.

<sup>79</sup> Hyder, 9.

<sup>80</sup> DeSeve, 15.

<sup>81</sup> DeSeve, 8.

<sup>82</sup> Hyder, 16.

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Beginning in 1899 the Park featured moving pictures. From 1903 through 1906 Natatorium Park thrived despite competition from city parks and pools, the Manito Park Zoo, out-of-town lakes and resorts, and the ballpark.<sup>83</sup> The 1904 Fourth of July picnic drew 15,000 people. In 1905 a roller coaster was added, and in 1906 a roller skating rink.

In 1907 Washington Water Power leased the park – excluding the baseball team and moving pictures – to Audley Ingersoll. It threatened to close the park in 1909 and again in 1913. D. L. Huntington, president of the streetcar company that operated the park, announced that it was too expensive to maintain the park when streetcar ridership was down: *"Twenty years ago there wasn't a street railway company in the country which didn't own and operate a park in conjunction with its street car system . . . Today there isn't a street railway company which is not discontinuing existing parks as rapidly as the opportunity presents."*<sup>84</sup> Nonetheless, Washington Water Power continued to operate the park until 1929, when it was sold to former banker Louis Vogel.

Louis Vogel died in 1952 and left the park to his son Lloyd and his wife. In April 1963 it was sold to Ed Katif Shrine for Shriner activities.<sup>85</sup> It closed in 1967 and is now the Sans Souci West trailer park. Its famous carousel, designed by the Danish wood carver Charles I. D. Loeff, who designed Luna Park in Seattle and was Vogel's father-in-law, was relocated to Riverside Park in 1975. It is now listed in the National Register of Historic Places.

***Nettleton's Addition***

Nettleton's Addition was one of the largest to develop in the West Central neighborhood. The rapid pace and just as rapid decline of development in Nettleton's Addition paralleled the development trends in Spokane as a whole at the time. Nettleton's Addition comprised 236 acres, and nearly fully occupied the western half of what is considered West Central. An examination of the Addition, which encompasses 1002 lots today, demonstrates the trajectory of residential development at the time. Lots were first advertised for sale in 1887. The January 1, 1891 the *Spokesman Review* reported that structures valued at a total of \$22,050 had been constructed in Nettleton's Addition as a whole since the August 1889 fire. The Panic of 1893 slowed land development, but by the end of the 1890s speculation and development had again resumed.

In 1900 there were approximately 50 homes in Nettleton's Addition. By 1911, the end of the real estate boom, about 775 homes had been constructed, most of them individually built. The following year, 1912, two homes were built in the Addition. Growth proceeded slowly over the next few decades, with about 17 homes built between 1912 and 1919; about 65 homes built in the 1920s, perhaps reflecting that

<sup>83</sup> Hyder, 28.

<sup>84</sup> May 22, 1913 issue of the *Spokane Daily Chronicle*, quoted by Hyder, 48.

<sup>85</sup> Chain of Ownership, Spokane Library Northwest History Room.

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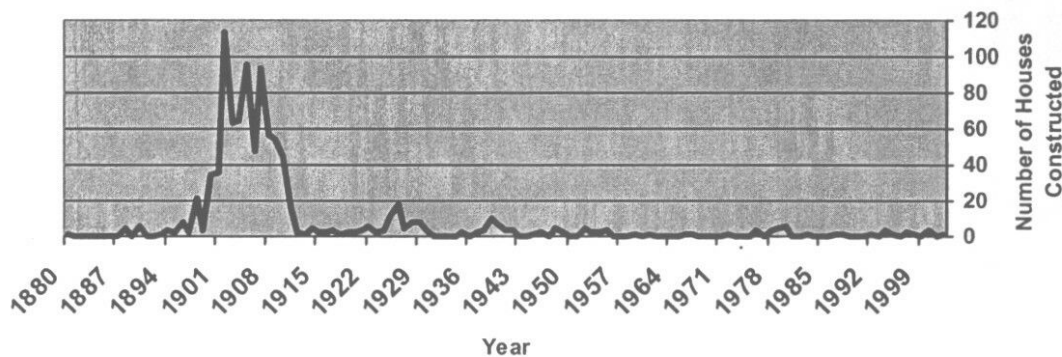
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decade's prosperity; 20 homes in the 1930s; and about 22 homes in the 1940s. By the end of World War II Nettleton's Addition was 90 percent built-out. The chart below illustrates the major periods of development in Nettleton's Addition.

*Nettleton's Addition Historic District: Number of Houses Constructed per Year*



Like many of the Additions in West Central, the homes in Nettleton's Addition were designed for the working and middle classes. The 1910 census reveals that the following professions were represented: factory machinist; newspaper printer; boardinghouse housekeeper; laborer (farming, lumber yard, railroad, city); wagon driver; plumber; carpenter; teacher; cashier (newspaper office, grocery store, meat market); painter; creamery bottler; telephone operator; teamster; milliner; waiter; cigar manufacturer; nurse; blacksmith; foundry worker; and bookkeeper. Lumber mills were represented by laborers and office workers. The following railroad jobs were represented: boilermaker, machinist, car repairer, engineer, motorman, checker, watchman, conductor, brakeman, and inspector.<sup>86</sup>

## *The Entrepreneurs of Nettleton's Addition*

As has been seen, the developers of Nettleton's Addition and West Central in general did not work in isolation, but were well positioned in Spokane politics to take advantage of the social, economic and

political trends, as well as technological advances. Development practices were also important factors in how the area developed. The physical design and layout of the Addition was additionally influenced by specific individuals and their companies, who brought their professional experience and design and development expertise to the project. Their stories are below.

<sup>86</sup> U.S. Census, 1910.

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**William Nettleton**

William Nettleton was well-positioned to take advantage of the opportunities present in Spokane Falls when he arrived in the city in 1883 at the age of 61. He had been involved in planning and promoting the Northern Pacific railroad and its predecessors through political activities in St. Louis County, Minnesota, where he had served on the state legislature in the late 1860s. He had also been involved in real estate development activities in Duluth, Minnesota and Superior, Wisconsin, including the promotion of a large port/rail transportation hub at the head of Lake Superior. He had invested in land and developed real estate in St. Paul, Minnesota, the eastern terminus of the Northern Pacific Railroad and location of its company headquarters, before coming out to Spokane when that line was completed.

*Nettleton in the Midwest*

William Nettleton, who platted Nettleton's Addition in West Central Spokane and lived there until his death in 1905, was born April 25, 1822 in Ashtabula, Ohio. Ashtabula is a port city on Lake Superior, like Duluth, Minnesota and Superior, Wisconsin, which he helped to found. Nettleton worked on his family's farm until the age of 28, when he traveled with his brother and sister-in-law George E. and Julia A. Nettleton to the Chippewa Indian Agency at Sandy Lake (George had previously been working as an Indian trader on Madeline Island in Lake Superior). There William and George worked for John S. Watrous, esq. who, according to census records, was Julia Nettleton's father. The brothers worked transporting goods for the Indians' annuities from Crow Wing in central Minnesota to Sandy Lake. Still employed by the government, William opened a farm the next year for the Chippewa on the Gull River. He worked there for three years.<sup>87</sup>

In 1854 the treaty of LaPointe was ratified, and ownership of Minnesota Point was transferred from the Chippewa to the U.S. Government. In the winter of 1853-54 William Nettleton became associated with a 'land and town company' and traveled with the group from St. Paul to the head of navigation for Lake Superior. The group had funding from W. W. Corcoran, a Washington banker, and James Stinson, a 'capitalist' from Chicago. They were in competition with Slaughter Brunson and Company to establish what became known as the town of Superior.<sup>88</sup>

As an agent of the company, William Nettleton selected a town site and laid out the town of Superior. In 1854 the Superior Townsite Company employed Thomas Clark, a civil engineer, to survey the site. Clark

later served on the Minnesota legislature with William Nettleton.<sup>89</sup> George E. Nettleton, who had first traveled to Minnesota Point in 1852-53, obtained a license from the government to trade with the Indians during the winter of 1853-54.<sup>90</sup> The Nettleton brothers, along with Col. J. B. Culver, started a trading post and grocery store at Minnesota Point some time thereafter. William Nettleton served as the first

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<sup>87</sup> Andrews, 121.

<sup>88</sup> Van Brunt, 72.

<sup>89</sup> Woodbridge, Dwight, 385.

<sup>90</sup> Van Brunt, 73.

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sheriff of Douglas County, appointed by the governor on February 24, 1854.<sup>91</sup> Today the Nettleton name is still on an elementary school in Superior.<sup>92</sup>

In 1855 the Nettleton brothers traveled to what became the town of Duluth. In 1856 William and George, along with Orin W. Rice, J. B. Culver and R. E. Jefferson, conducted the first survey the town site. William Nettleton pre-empted 160 acres of land in his own name, to which he gained title in August 1858.

George E. Nettleton's trader's license allowed him to acquire title to his land in Duluth. He acquired land within what became known as the First Division of Duluth, which encompassed about 300 acres. Culver and George Nettleton located a sawmill on Lake Avenue in 1855-56. The Nettleton brothers are credited with building the first building in Duluth and William is considered its first resident.

William Nettleton stayed in Duluth for sixteen years and was active in civic affairs. He donated 65 acres of land for a depot and other uses for the Lake Superior and Mississippi Railroad, which influenced the decision to locate the terminus of that railroad in Duluth.<sup>93</sup> This in turn influenced the first "boom" in Duluth. George E. Nettleton and his wife stayed in Duluth until after this first boom, about 1858, when they returned to Ohio where Nettleton lived until his death.

William Nettleton stayed on. He built the original Masonic Temple in Duluth, which started construction in June 1869. In 1859 William was elected to the State Legislature as the state representative from St. Louis County. While there, he worked in "securing the charters of certain railroads whose construction largely aided in the development of the country."<sup>94</sup> After participating in the 1860 session however, the number of representatives in his district was reduced, and he was forced to step down.

In 1871 Nettleton purchased 130 acres west of St. Paul. Here he started a dairy farm, which he ran for eight years. In 1880 he and his son George O. Nettleton platted the farm, calling it Nettleton's Addition. It was described as follows in 1890: "As is well known this addition is one of the most desirable locations in the city of St. Paul, and is undergoing a high state of development and improvement, and

rapidly appreciating in favor and value." Here he built "attractive and imposing" residences for himself and his family.<sup>95</sup>

The land that Nettleton purchased was made available from the Fort Snelling military reserve. The area is now known as Macalester-Groveland, and it is a Historic District. In 1880 the Short Line Railroad was

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<sup>91</sup> Ashton, 2.

<sup>92</sup> Sandvik, 24.

<sup>93</sup> Note: the Lake Superior & Mississippi Railroad was taken over by the St. Paul and Duluth Railroad in 1877; this was in turn taken over by the Northern Pacific in 1900 (Park Genealogical Books, 5).

<sup>94</sup> Andrews, 122.

<sup>95</sup> Andrews, 122.

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established along the eastern edge of the area to serve commuters to Minneapolis and St. Paul. Nettleton's land was in the southeast corner. Although platted earlier, most of the land developed after 1900.<sup>96</sup>

*Nettleton in Spokane Falls*

In 1883 Nettleton moved to Spokane Falls. This coincided with the completion of the Northern Pacific Railroad. It is not known what drew him to Spokane, but his political connections with the Northern Pacific railroad company were no doubt advantageous. He bought the land for his future addition, over 270 acres, from Northern Pacific in 1887. It was platted and offered for sale by September 1887.<sup>97</sup> He reportedly paid \$100 an acre, and it was estimated as worth \$3,000 an acre in 1890.<sup>98</sup> He also purchased a tract on the north side of the river bank from Post to Monroe Street, which extended back to Mallon Avenue. This was later sold to Washington Water Power.<sup>99</sup>

Writing in 1889, Harry Hook described the professional activities of William Nettleton in Spokane in the common superlatives of the age:

*The career of W. O. Nettleton in Spokane Falls is a forcible illustration of the happy result of investment in a growing Western town. He came here in 1887 [sic] and purchased 278 acres on the north side of the city, paying \$100 an acre. He platted the property, and it was only a short time before a lot having a fifty-foot frontage brought more than he paid for a dozen acres. The young man had faith in the city, and to-day a single lot in the most remote part of the addition will bring more than he expended in the original purchase. The property is encircled by the river and is most desirable for residence purposes.*<sup>100</sup>

By the time Nettleton arrived in Spokane he was 61 years old and had had an accomplished career. In Spokane he was a part of the group that developed a county records building in northwest Spokane; sat on the board of the Spokane Cable Railway Company and later the Spokane Street Railway Company; and established Finney College.

In 1890 Nettleton was in partnership with his son-in-law Waldo Grant Paine, later a manager of the Spokane & Inland Empire Railroad Company. Their business was real estate and mortgage loans, and their office was in the Eagle Block. Nettleton continued to be engaged in real estate throughout the remainder of his career. In 1892 he was a city councilman from the Fourth Ward, and resided at 2517 Summit Blvd., in the Sherwood Addition. In 1893 he had moved to 2717 Maxwell, in Nettleton's Second Addition. Another residence was 2605 Summit. At his death he was noted as living at 2510 Mallon, in

<sup>96</sup> Macalster Groveland, 2.

<sup>97</sup> *Spokane Falls Review*, September 28, 1877.

<sup>98</sup> *The City of Spokane Falls and its Tributary Resources*, 37.

<sup>99</sup> *Spokane Review*, January 21, 1905.

<sup>100</sup> *Spokane Falls Illustrated, The Metropolis of Eastern Washington*, 39.



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Nettleton's Addition. Other family members lived in the Nettleton and Sherwood Additions also. His daughter Mrs. R. Insinger lived at 2623 Maxwell. His daughter Mrs. Waldo Paine lived at 2509 Summit in the Sherwood Addition. His wife Helen lived at 2623 Maxwell after his death.

Nettleton married Helen (Nell) M. Scoville of Ashtabula, Ohio in May 1860. They had three children: George O. Nettleton, Laura Louisa Nettleton, and Julia C. Nettleton. His daughter Julia married Alonze J. White there, whom she later divorced. All three children moved to Spokane with Nettleton.

Nettleton died at 82 in a fall from the Great Northern trestle just west of his home in Nettleton's Addition. He was on his way to Greenwood Cemetery. His doctor, Dr. W.F. Morrison, speculated that he was overcome by a dizzy spell, brought on by a heart condition.<sup>101</sup>

**The Chamberlin Real Estate & Improvement Company**

The development of the West Central neighborhood in general and Nettleton's Addition specifically was heavily influenced by the activities of the Chamberlin Real Estate & Improvement Company.

Gilbert Lewis Chamberlin was a real estate developer. Consistent with the common practices of the day, however, his company provided financing for houses, design services, and building services. In 1912 the officers of Chamberlin Real Estate & Improvement Company Inc. were G. L. Chamberlin, president; T. N. Wilson, vice president; E. A. Chamberlin, secretary-treasurer; F. S. Ostrander, assistant secretary; H. L. Chamberlin, cashier; E. H. Hamm, assistant cashier; E. W. Ostrander, J. C. Barline, E. A. Chamberlin, O. C. Jensen, T. N. Wilson, A. E. Gallagher and G. L. Chamberlin, directors. The Chamberlin Company's real estate arm, Reserve Realty Company, had virtually the same group of officers and directors.<sup>102</sup>

Gilbert Chamberlin was born in 1853 in Illinois. He came to Spokane by way of Indiana, Kansas, and Los Angeles. His background was in farming, but he was also involved in real estate and banking in Kansas. He moved to Los Angeles in 1893, where he was involved in the building industry for six years. Prior to that, in 1891, he had developed a small streetcar suburb in Salt Lake City.<sup>103</sup> On moving to

Spokane in 1899 he formed and became president of the Chamberlin Real Estate & Improvement Company, Inc. and president and manager of the Reserve Realty Company.<sup>104</sup>

The Chamberlin Company offered houses for sale on contract, which could be purchased over time with monthly payments. This made home ownership affordable for middle class buyers. Prices started at \$1,650.00. Buyers could select designs from the Chamberlin catalogue, which offered a range of

<sup>101</sup> *Spokane Review*, January 21, 1905.

<sup>102</sup> Durham, 355.

<sup>103</sup> This subdivision was Nominated to the National Register of Historic Places by the Salt Lake City Planning Department in 1984.

<sup>104</sup> Durham, 355.

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architectural styles, from American Foursquare to Dutch Colonial, Mission Revival, Craftsman Bungalow, and other bungalow styles.

The company built over 400 houses throughout the city between 1900 and 1915, in addition to developing apartment houses and other properties. Their largest concentration of homes, however, was in the West Central neighborhood, mostly in Nettleton's Addition and the Sherwood Addition. Photographs of homes in Nettleton's and Sherwood's Additions appeared in their promotional material, as well as profiles of the owners and illustrations of the plans. The pattern books and advertising that the Chamberlin Company produced to sell their homes and services no doubt helped establish the popularity of both Additions.

Gilbert Chamberlin and members of his family lived in Nettleton's and Sherwood's Additions over time, although Gilbert later moved to Liberty Lake. The company appeared to be particularly proud of their row of Chamberlin homes on Chamberlin Place and Sherwood Street in Sherwood's Addition, as this was featured in promotional materials. Gilbert Chamberlin's home at 2625 Gardner, in Nettleton's Addition, was also profiled, with floor plans and a description of interior furnishings. Gilbert also lived at 2627 Gardner. Earnest A. Chamberlin, secretary in the company, lived at 2410 Boone in Nettleton's Addition in 1905 and 1228 Sherwood in the Sherwood Addition in 1910.

In the mid-to-late 1890s the Chamberlin Block was located at 902 & 904 Sprague Avenue.<sup>105</sup> After the 1889 fire Chamberlin & Chamberlin Real Estate & Loans was located in the Jamieson Block. The name was later changed to Chamberlin Real Estate & Improvement Company, Inc.

Gilbert Chamberlin married Annie Wickersham in Kansas City on September 26, 1873. They had four children, Ernest A., an officer with both Chamberlin companies; Ina, who married W. J. Ballard of The Ballard Plannery; Ruby, who married the station agent of the Spokane Inland Railway; and Harry, who was cashier for both Chamberlin companies.<sup>106</sup>

**The Ballard Plannery**

The activities of The Ballard Plannery company were related to the activities of the Chamberlin Company. William J. Ballard, president of the company, worked for the Chamberlin Company early in

his career, and married Gilbert Chamberlin's daughter, Ina. He formed his own company, The Ballard Plannery in 1908. Prior to this he is listed as the architect and the Chamberlin Company as the builder on some building permits in Nettleton's Addition. He may have continued to provide design services to the Chamberlin Company, which did not list architectural design as one of its services, but very few Chamberlin buildings list The Ballard Plannery as the architect of record after 1908.<sup>107</sup>

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<sup>105</sup> At the time the term "Block" referred to a multiple use office building.

<sup>106</sup> Durham, 355.

<sup>107</sup> Personal communication, Nancy Compau.

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William J. Ballard was an architect, as well as president of The Ballard Plannery. He published plan books and designed and built structures, as well as acting as a supervising architect for buildings throughout Spokane and the Inland Empire. Ballard was born in Plainfield, Illinois in 1853. He moved to California in 1886 with his father and attended the University of California at Berkeley. After school he moved to Los Angeles, where he worked as an architect for B. B. Bixby for two years. He then worked in the fruit packing business in Los Angeles for eight years. He moved to Spokane in 1902, looking for new opportunities.

While in Spokane he worked as a superintendent of building for Chamberlin & Chamberlin (predecessors of the Chamberlin Real Estate & Improvement Company) for one year before returning to Pasadena. There he "devot[ed] the greater part of his time to bungalow and cottage construction, which are the favorite styles of building in that attractive southern city."<sup>108</sup> This experience no doubt influenced his design sense and the range of design services he later offered to clients.

Ballard returned to Spokane in 1908 and established The Ballard Plannery. His company "made a specialty of cottage homes and apartment houses." He reportedly built over 400 homes in Spokane and was architect for the Empire Hotel, Hotel Arden and Wilson apartments, among other commercial buildings.<sup>109</sup> During this time he remained a stockholder in the Chamberlin Real Estate and Investment Company and the Reserve Realty Company, as well as maintaining investments in the Coeur d'Alene mines.

Ballard married Chamberlin's daughter Ina in Los Angeles on September 22, 1905. She later served on the board of The Ballard Plannery as Secretary-Treasurer. They had two children, Laura and Gilbert.

**ARCHITECTURAL CONTEXT**

The mix of architectural styles in Nettleton's Addition, as well as the large number of pattern book homes, is representative of the time period in which the area developed. Nettleton's Addition is comprised of vernacular homes with late Victorian-era detailing; bungalow homes typically reflecting

Arts and Crafts influences; early twentieth century revival houses, most often Colonial Revival but also Tudor Revival; and Minimal Traditional homes from the mid-twentieth century. The Victorian-era homes dating from the last decade of the nineteenth century and first decade of the twentieth century, and Arts and Crafts bungalows dating from the first decade represent Nettleton's Addition first period of growth, in which the subdivision was 75 percent built out. The last two stylistic influences represent final build-out, which occurred from the 1920s through the late 1940s and early 1950s.

**Urban Context**

<sup>108</sup> Durham, 607.

<sup>109</sup> Durham, 607.

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The significance of the architecture of Nettleton's Addition lays both in the architectural styles and the manner in which the houses were designed, financed, and built. The presence of development and real estate companies in Spokane that sold designs from self-published pattern books and would alternatively sell designs, finance and/or build one's home links Nettleton's Addition with national trends in home building at the time.

These mechanisms developed to provide housing during a period of explosive growth in cities throughout the United States, due to in-migration from rural areas and immigration from foreign countries. It also links Spokane to other developing areas on the west coast, where the bungalow design in particular – which is well represented in Nettleton's Addition – was well-suited to a more relaxed, outdoor-oriented lifestyle. Pattern book homes were also popular in the northwest due to the shortage of trained architects, and the homes' relative affordability. Nettleton's Addition displays its own brand of pattern book homes that lend distinction to both the individual homes and the streetscape in the subdivision.

The vernacular and pattern book homes in Nettleton's Addition portray the transition from the late Victorian era to the influences of the Arts and Crafts Movement, illustrating not only the evolution of architectural styles, but also the embodiment of a change in lifestyle. They exemplify a transition from relatively self-sufficient homes that had space on-site to maintain their homes (stables, chicken coops, garden space) to homes that embody a dependence on transit and regional parks for transportation and recreation; in other words, a more suburban lifestyle.

The unique architectural and urban design qualities of the Nettleton's Addition are a result of the signature styles of the Chamberlin Real Estate & Improvement Company and the range of modest infill dwellings that provided a consistent urban fabric within the framework of this suburban development. The relative consistency of the dwellings, which display variety while repeating several key characteristics, is a function of the fact that the neighborhood developed for the most on a lot by lot basis, yet within a relatively short time frame and from standardized plans. The regularity of the platting pattern and siting of the structures within the lot provides a regular rhythm and scale to the street. The presence of front porches, special gable and dormer treatments, and relatively large window openings reinforces the importance of the public street in this neighborhood. These factors ensure that the neighborhood is as desirable today as when it was built, over 100 years ago.

**Architectural Context**

The bungalow is the most common house form in Nettleton's Addition. In addition to the classic one-story bungalow, Nettleton's Addition also includes an extensive collection of larger bungalows which are one-and-one-half to two-story wood frame structures with influences from the Arts and Crafts movement and other twentieth century historic revival styles. Many of these homes were designed by two local pattern book companies, the Chamberlin Real Estate & Improvement Company and The Ballard Plannery, which had close associations with Nettleton's Addition's developer, William Nettleton. Below is a discussion of the architectural origins of the major architectural styles in Nettleton's Addition.

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Following is a summary of the style's interpretation and significance in Nettleton's Addition (*for a more detailed discussion of each style in Nettleton's Addition, see Section 7*).

Late Victorian

The Victorian era is characterized by its interpretation of a number of revival styles, in addition to forging the several unique styles for which it is best known. The era is best represented in the Pacific Northwest by homes in the Eastlake and Queen Anne styles, which were popular from the 1880s to about 1900. Aspects of the Shingle Style, also seen in buildings in Nettleton's Addition, is a late Victorian-era style that foreshadowed the influences seen later in residential architecture inspired by the Arts and Crafts Movement.

There is a range of Late Victorian homes in Nettleton's Addition. Gothic, Second Empire, Queen Anne, Stick/Eastlake, Shingle Style and Vernacular homes are represented. Despite the low number of 'high-style' Late Victorian homes seen in Nettleton's Addition (52 in all), the stylistic influences are important and are seen in the eclectic mix of styles embodied in the pattern book buildings.

Special mention should be made of the Shingle Style influence in the later pattern book buildings. The Shingle Style represents a transitional style from the Victorian era to the Arts and Crafts homes, and is seen here in influences in the characteristic Chamberlin Real Estate and Improvement Company homes. Shingle Style homes in general display greater simplicity in form, materials, texture and detailing than - in particular - the Queen Anne homes that precede them. Massing is simpler and individual elements less discreet. The transition between elements is often made with curvilinear features and further minimized by using the same materials and/or colors. Shingle Style homes are also often characterized by large, overarching, steep gables that encompass a composition of smaller scaled, more finely grained elements within them.

There are several distinctive Shingle Style homes in Nettleton's Addition. Typically, however, Shingle Style influences are minimal, but nonetheless an important contributing element to homes whose primary style is from the Late Victorian or Craftsman era. The most common Shingle Style influence is the curving, shingle-clad transition from the front façade to the interior of recessed sleeping porches within the dominant front gable. These are often found on Chamberlin pattern book homes, where the dominant architectural style is actually Arts and Crafts-inspired.

By far the largest representation of the era is in the Late Victorian - Vernacular homes, which encompass the gable-front, hipped roof, gable-front-and-wing, and side gable form types. These latter buildings tend to have minimal architectural features which would identify them with one or more of the Late Victorian styles. Nonetheless they make an important contribution to this neighborhood of modest homes, and mark the beginning of the development period for the neighborhood.

Bungalow/Craftsman

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The bungalow form has been attributed to California designers, although the Arts and Crafts influences often seen in bungalows came originally from England. The latter was in response to the Industrial Revolution, and was interpreted in a broadly disseminated architectural vocabulary by Gustav Stickley in America. The bungalow is the most prevalent form in the District.

The bungalow is typically wood frame construction, one-to-one-and-a-half stories in height with a low-to-moderately-pitched front gable or hip roof, dormers and a full or partial width front porch. The Craftsman aesthetic as interpreted in the bungalow form was popularized by *Craftsman Magazine*, published by Gustav Stickley from 1901 to 1917. It heavily influenced the development of the bungalow, which was at the height of its popularity as a building form at this time. In *The Craftsman* Stickley published views of houses that represented his philosophy that 'beauty does not imply elaboration or ornament.' He also published plans and construction drawings of houses designed specifically for the magazine. Readers could join a Craftsman's club and receive full working drawings of the houses.

The Pacific Northwest had its own bungalow magazine, published by The Craftsman Bungalow Company of Seattle. The Craftsman Bungalow Company also built and sold bungalows on contract, with installment payment plans.<sup>110</sup> Stickley's *The Craftsman* was also published in Seattle from 1912 to 1918. Although bungalows may reflect many stylistic influences probably the most common bungalow type on the west coast is the Craftsman bungalow, or bungalow inspired by the Arts and Crafts Movement.

Houses and bungalows reflecting this influence typically featured natural materials such as stone masonry piers, revealed construction characteristics (real or false) such as rafter ends, and often displayed informal, asymmetrical massing. The following list of characteristics is taken from Woodbridge and Montgomery's *A Guide to Architecture in Washington State*:

- Boxy forms and low-pitched gable roofs with exposed roof rafters.
- Asymmetrical elevations and informal plans.
- Exterior sheathed in stucco, wood shingles, or board and batten; decorative half timbering or expressed structural members; and combinations of these with clinker brick or river boulders.
- Massive front porches with tapered porch posts and over-scaled trusses in gable roofs.
- Shed-roofed dormers with exposed rafter ends.
- Lower wall sections and porch bases often battered; low stone walls sometimes continue the porch base along the entrance walk.
- Exaggerated chimneys of clinker brick, rock-face stone, or river boulders.

As has been seen, the bungalow is the most popular form in Nettleton's Addition. The Addition displays a range of bungalow/craftsman influences, from the Arts and Crafts-inspired Waldo Paine home to a simple, pattern book bungalow. The bungalow is interpreted in the infill buildings, seen in vernacular

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<sup>110</sup> Anderson, 68.

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gable-fronts, hip roof bungalows, and craftsman bungalows with side gable roofs, duo-front gable bungalows, bungalows with grand front porches, and bungalows with small front stoops. Like the other building designs offered by the Chamberlin Company and Ballard Plannery, their bungalows tended to have something extra, such as half-timbering in the gable or more refined features in the front porch.

The bungalow is also the most important building type in Nettleton's Addition. Its form and orientation helped to define the urban qualities of the new neighborhood, while its modest scale and practicality signified that this was a neighborhood where home ownership was a possibility for the working and middle class.

20<sup>th</sup> Century Revivals

Revival style homes often reflect a nostalgia for earlier styles, and can include Tudor Revival, Mission Revival, and Gothic Revival influences, among others. Pattern book homes from the era often display standardized house plans and just one or two elements from the referenced style to distinguish them. By the mid-1920s these revival styles began to supersede Craftsman bungalows as the dominant suburban style on the west coast, continuing through the 1930s. Though clearly distinct from the Craftsman bungalow, these newer styles adopted many of the popular and practical elements from their predecessor including moderate scale, affordability, and wide availability through pattern books.

Revival-style homes in Nettleton's Addition date from the first three decades of the twentieth century. The earlier Colonial Revival and Dutch Colonial Revival homes in Nettleton's Addition date from about 1900 to 1907. The Dutch Colonial Revival house enjoyed particular popularity in Nettleton's Addition, and was a popular home in the Chamberlin catalogue as well. Colonial Revival elements can also be seen on other earlier homes, mixed with Late Victorian stylistic elements. Other revival-style homes in Nettleton's Addition, notably Tudor Revival, date slightly later than the Craftsman homes, and began to presage the Minimal Traditional homes of the late 1930s through the early 1950s. These are often Tudor Revival homes from the 1920s and 1930s, likely from pattern books. The Tudor Revival homes in Nettleton's Addition are characterized by fairly steep gables or clipped gables, and a recessed or enclosed front entry. Many have been clad in synthetic siding.

Minimal Traditional Homes

The 'minimal' home developed and popularized by Federal Housing Authority (FHA) standards in the 1940s is also represented in Nettleton's Addition, and usually appears as infill development on lots that

were not developed by the time the Spokane's real estate boom came to a standstill in the second decade of the twentieth century. This housing style is the direct result of the conservative economic conditions resulting from the Great Depression and World War II.

Similar to the earlier modest bungalows and Victorian-era cottages styles, the Minimal Traditional homes emphasize space efficiency and cost savings. These plans were available from the FHA, and were locally adapted across the country. They were also available from local pattern book companies. Minimal

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Traditional homes are one story, and comprise four or five rooms in an efficient, space saving floor plan. They are typically boxy in shape, with a nearly square floor plate. Detailing is minimal and simple, but recalls 'traditional' influences. Eaves are typically narrow and boxed. A contrast in materials, such as clapboard cladding with brick detailing, characterize the style.

Minimal Traditional homes represent the last architectural style that respected the urban design characteristics of Nettleton's Addition. They are modest in scale, oriented toward the front of the lot, and display the finely grained details typical of earlier architectural styles in the District. Ranch Style homes, which was first seen in the early 1950s, concurrent with the later last Minimal Traditional homes, breaks with this siting and form pattern. This is one reason for their exclusion from the defined Period of Significance for the Nettleton's Addition Historic District.

The second reason is that many of the vacant lots that were not sold when the real estate market came to a virtual standstill in Spokane in 1911 were foreclosed on and later auctioned by the city to local builders. These were then developed primarily in the late 1930s and 1940s, with a very small number being developed in the 1950s. The prevalent house styles in which they developed were Tudor Revival and Minimal Traditional. These houses represent build-out of the original subdivision.

**The Pattern Book Homes**

Pattern books have been popular in the United States since colonial times, when they were imported from England to assist builders and home owners in keeping up with the latest styles and innovations. Andrew Jackson Downing's *The Architecture of Country Houses* of 1850 introduced pattern books to the public. They fulfilled much the same role that popular house and garden magazines do today, advising on domestic, health, and lifestyle issues as well as providing plans and illustrations of desirable homes.

Pattern books that provided plans for bungalows and small cottages proliferated throughout the United States from the 1890s to the 1920s and beyond. They provided middle and working-class families an economical means to select and build their own homes, and supplied builders and craftsmen with an economical source of ideas from which to draw. Real estate developers and even lumber companies used the pattern books as marketing and promotional tools, as was seen in Spokane. The use of these pattern books, as well as mail order services, brought architectural innovation and choice to the working and middle class, at the same time that the development of streetcar suburbs were making home ownership a possibility as well.

In Spokane Chamberlin and Ballard Plannery homes were popularized in part by pattern books that functioned as catalogues advertising the company's products and those of building suppliers and contractors. West Central has the highest concentration of Chamberlin homes in the city.<sup>111</sup> They can be found on Sherwood, Lindeke, A Street, Boone, Sharp, and College Streets. A particularly high density

<sup>111</sup> *Historic Resources Inventory West Central Neighborhood*, 1991. Seventy-one homes in Nettleton's Addition have been identified as Chamberlin Real Estate and Improvement Company homes through building permit research. Many more are likely Chamberlin homes, based on their characteristic appearance.



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can be found on Dean, Gardner and Sinto Avenues. From 1900 through 1911 the Chamberlin Company played a major role in the formation of Nettleton's Addition.

The Chamberlin Real Estate and Improvement Company's most popular models in Nettleton's Addition were gable-front bungalows, hip roof bungalows and Craftsman bungalows. The Craftsman bungalows designed and/or built by the Chamberlin Company often had some additional features or embellishments not found on the typical Craftsman bungalow or bungalow from another pattern book company. These might include a decorative fascia, half-timbering in the gable, unusual windows, an ornate balustrade, unusual proportions in the porch supports, or atypical eave brackets. The hip roof bungalows might have curved side walls or an 'airplane' dormer or other special dormer; an embellished porch; or half-timbering or other unusual finishing details.

The gable-front homes had the same form and general characteristics as other gable-front homes in Nettleton's Addition, but were particularly distinctive. The front porch often displayed more refined characteristics than the typical gable-front house with recessed porch, featuring slender, paired or clustered columns or columns with distinctive capitals. The gable face, however, was often the most distinctive feature, however, and enhanced the appearance of the home as well as the streetscape. The inset dormer or sleeping porch might feature a horseshoe gable, a Palladian-shaped opening, or other special shaped opening. It might also feature an ornate balustrade coupled with simple columns on a half wall, shingled, curved sidewall, or a half-round cut-out in the sidewall. The gable could be further emphasized with patterned shingles, pent roof and/or cornice returns. Further, Chamberlin homes often combined details from the Victorian era, particularly the Shingle Style, and the Craftsman era in an eclectic mix that nonetheless had a distinctive Chamberlin home 'look.'

**Summary**

Nettleton's Addition is significant as a streetcar suburb with particular ties to individuals important to Spokane's urban history during its most explosive period of growth. These individuals, including William Nettleton and Gilbert Chamberlin, in turn played significant roles in the development of other streetcar suburbs in the nation, affiliating the neighborhood closely with national trends. Further, these individuals chose to live out their lives in the neighborhood, perhaps speaking to their pride in the place and no doubt reflecting the superlative natural setting and livability of the community. The neighborhood

itself retains excellent integrity in terms of its urban environment, with the feeling and associations of the neighborhood virtually intact. The homes are an interesting mix of late nineteenth century and early twentieth century stylistic influences. These stylistic influences are interpreted in a small range of building forms that enhance the urban qualities of the neighborhood and again, speak to its livability. Finally, while Nettleton's Addition displays several grand homes in the various architectural styles of the period, the 'high-style' homes of the neighborhood, to which the other homes provide the 'background,' are the Chamberlin pattern book homes. These homes display a mix of architectural styles within several

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form types that are nonetheless unique, embodying the best of this period of development in Spokane's history.

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Nettleton's Addition  
Spokane County, Washington

**Boundary Description**

Nettleton's Addition is located on the west side of the West Central neighborhood. It is made up of the two Additions, Nettleton's First Addition and Nettleton's Second Addition, that were platted at the same time. They can be described as two interlocking "L" shapes that form a rectangle. Together they are bounded by Mission Avenue and N. Summit Blvd. on the north; N. A Street and W. Summit Blvd. on the west; W. Bridge Avenue on the south; and N. Chestnut Street on the east.

**Boundary Justification**

The boundaries of Nettleton's Addition Historic District are coterminous with the boundaries of the original two plats, both filed and put on the market in 1887. The two Additions nearly fully occupy a large plateau that is northwest of downtown Spokane and bounded on three sides by the curves of the Spokane River. Within this 236-acre site, the Addition was platted with large, rectangular blocks oriented east-west, with the individual parcels oriented largely north-south.

The platting and development history of the Addition is one reason for its nomination to the National Register of Historic Places under Criteria A, but this would not be possible without the integrity that is displayed by the Addition today. The geographic location and setting is intact, as is the urban design and architectural character that developed primarily from 1900 through 1911. Streets, streetscape, block and lot patterns, and the orientation of the houses display unusual integrity. Even the tracks of the original streetscape lines are in place. This constitutes the reason for the Addition's nomination to the National Register of Historic Places under Criteria C.

In addition to Nettleton's Addition internal consistency, it is distinguished from its larger setting as follows. On the southern boundary of the Addition is vacant land, slated for redevelopment. Immediately west and north of the Addition are the Sherwood Addition (west) and Pettet Tract (north). These two Additions have a different architectural character. Many of the homes in these Addition enjoy view lots, many of which are irregular in shape to do proximity to the shoreline, and houses are larger and more architecturally more complex. The houses also display a greater diversity of architectural styles than Nettleton's Addition. The architectural and development character also changes east of the Addition. Here busy arterial streets and commercial development, as well as inconsistent residential development, creates a distinct edge to the District.

**Order of UTM references: northwest corner, clockwise to southwest corner. (*specific locations of all corners*)**

1. UTM 11 465924E 5279868N
2. UTM 11 466137E 5279827N
3. UTM 11 466325E 5279898N
4. UTM 11 466696E 5279908N
5. UTM 11 466757E 5279811N

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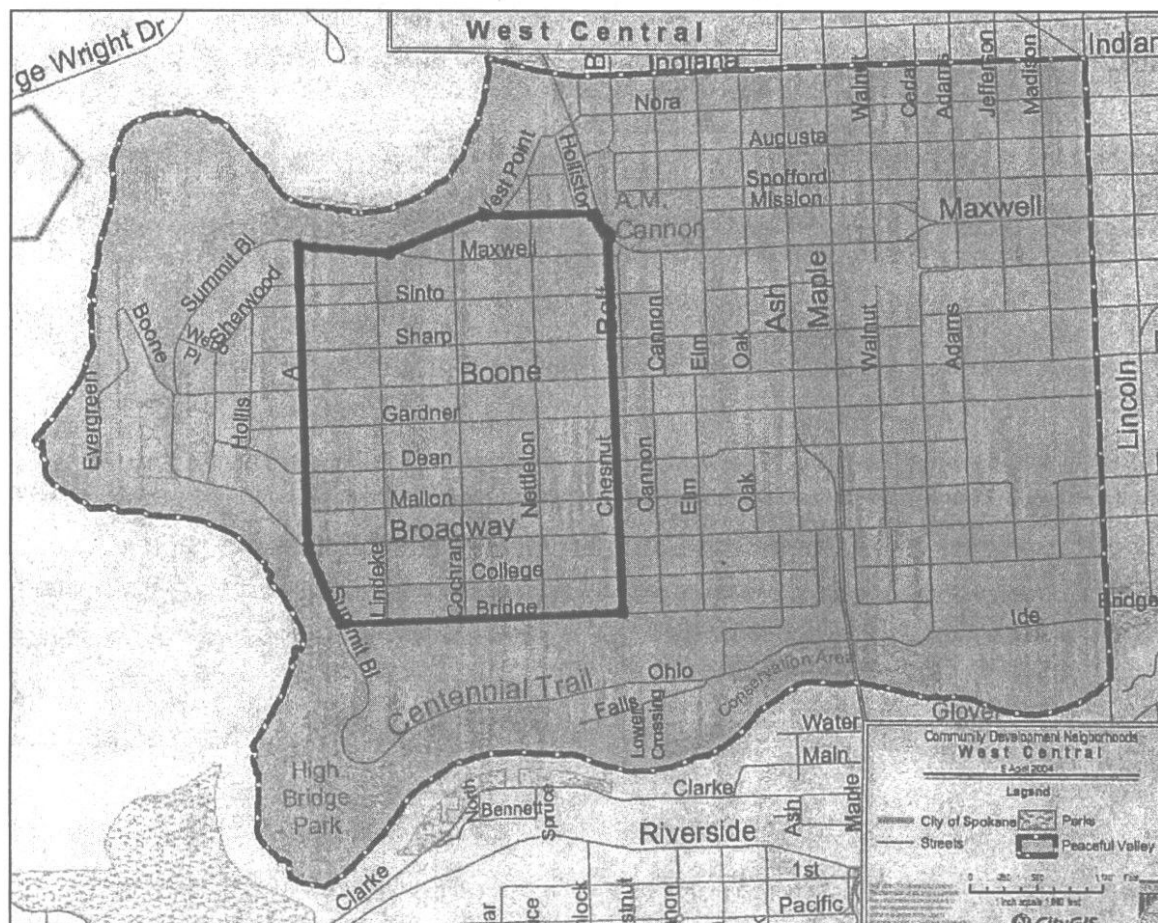
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6. UTM 11 466701E 5279806N
7. UTM 11 466711E 5278891N
8. UTM 11 466056E 5278906N
9. UTM 11 465985E 5278906N
10. UTM 11 465904E 5279119N

Neighborhood Context of Nettleton's Addition



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Spokane, Washington

The attached photographs have the following information in common:

- Historic District: Nettleton's Addition
- Photographer: Diana Painter
- City/County/State: Spokane, Spokane, Washington

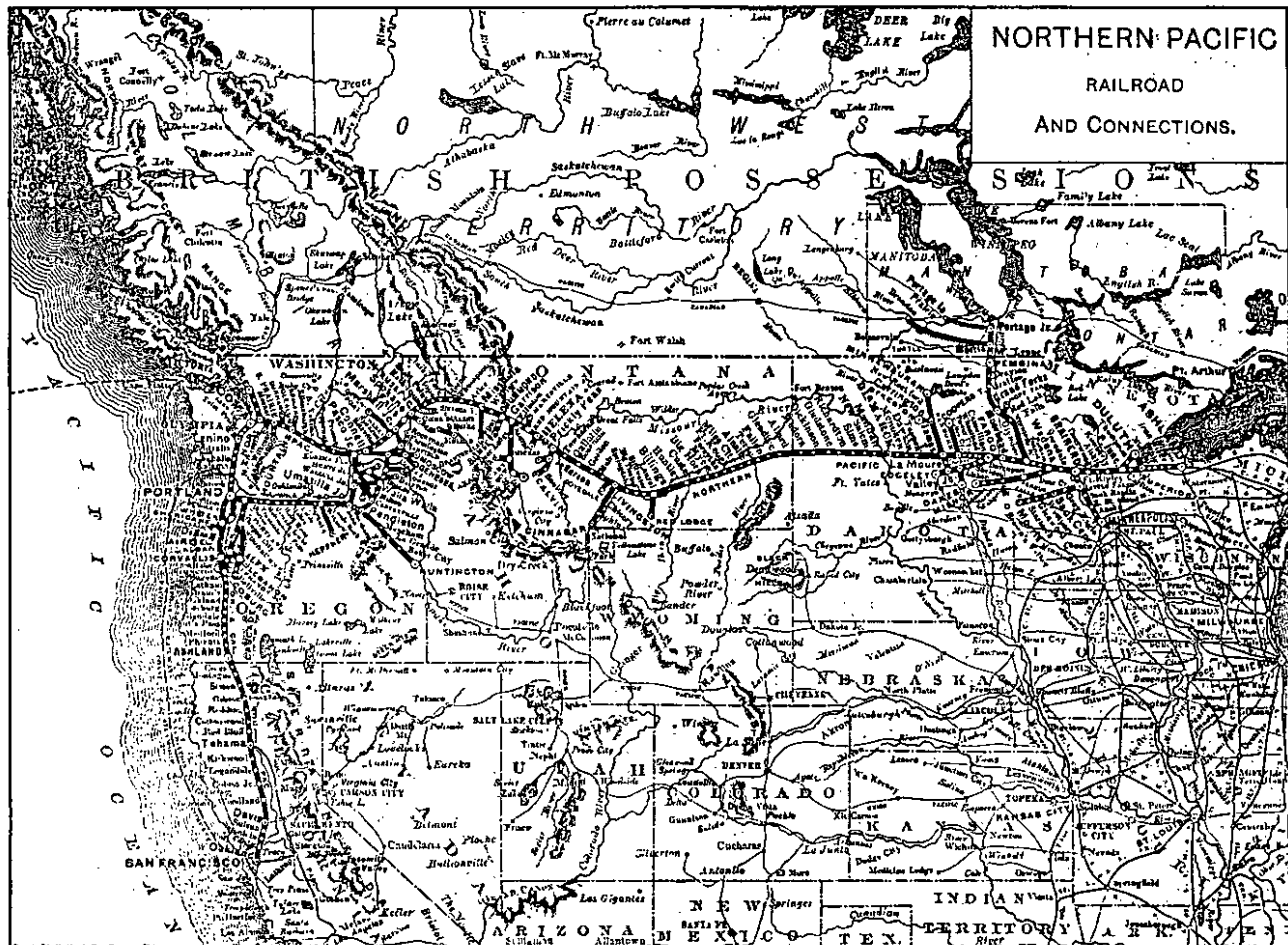
Below is the list of photographs by Photograph Number.

Photo No.	Property Address/View	Date
1	View of Spokane River from Summit Blvd.	5-7-04
2	View of Spokane River from Summit Blvd.	5-7-04
3	Streetcar tracks at Dean Ave & A Street	5-7-04
4	Streetcar tracks at Dean Ave & A Street	5-7-04
5	Mission Avenue and Nettleton Street, looking west	5-7-04
6	A Street at Sinto Avenue, looking south	5-7-04
7	Alley between Dean Avenue & Mallon Avenue, west of Cochran Street	5-7-04
8	Alley between Summit Avenue & Sinto Avenue from A Street, looking east	5-7-04
9	2400 block of Sharp Avenue, looking west	5-7-04
10	2700 block of Mallon Avenue, looking west	5-7-04
11	2617 & 2623 W. Boone Ave.	5-7-04
12	2229 W. Boone Ave., Doyle's Ice Cream	9-16-04
13	2310 W. Broadway, Cgeney, John H., House	9-16-04
14	714 N. Cochran Street, Franklin, James and Sarah F., House	9-16-04
15	2808 W. Dean Ave., Kapfer, Joseph and Annie, House	5-7-04
16	2225 W. Mallon Ave., Coburn, J.B., House	9-16-04
17	2816 W. Mallon Ave., Murphy, Lorenzo S. and Frances J., House	5-7-04
18	2207 W. Mission Ave., McDermud, F. Glen and Emma, House	5-7-04
19	2217 W. Mission Ave., Wegner, William J., House	9-16-04
20	2323 W. Mission Ave., Beam, Clifford E. and Clara L., House	5-7-04
21	2102 W. Sharp Ave., Bigham, Robert E. and Olive M., House	5-7-04
22	2114 W. Sharp Ave., Banten, Gus J., House	5-7-04
23	2828 W. Sharp Ave., James, Thomas F., House	5-7-04
24	2112 W. Sinto Ave., Commelin, Henri, House	5-7-04
25	2202 W. Sinto Ave., Peterson, George, House	5-7-04
26	2219 W. Sinto Ave., Benson, Julius, House	5-7-04
27	2506 W. Sinto Ave., Weeks, George C., House	5-7-04
28	2618 W. Sinto Ave., Armond, Charles F. and Ella E., House	5-7-04
29	2719 W. Summit Blvd., Stanley House	5-7-04
30	2801 W. Summit Blvd., McClure House	5-7-04

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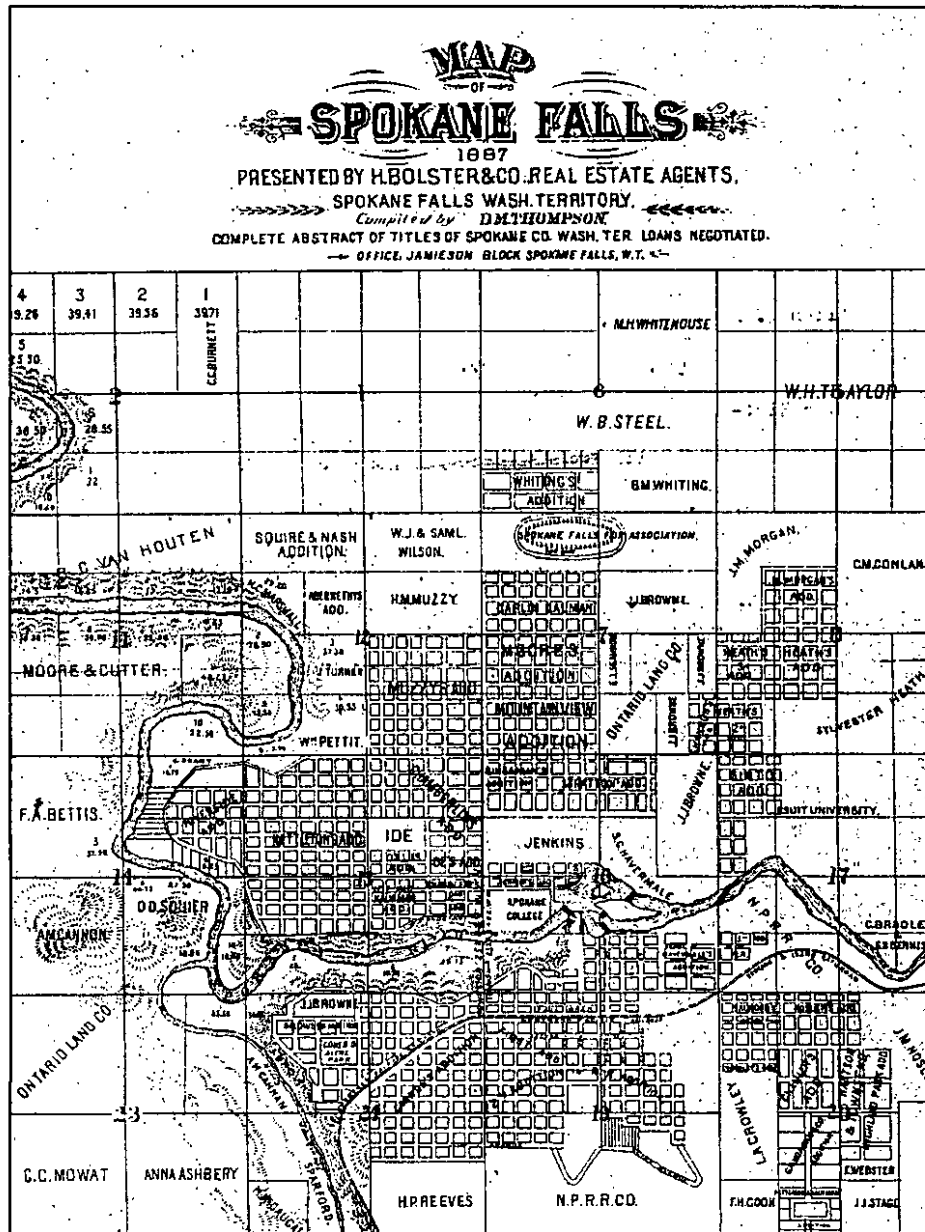


Northern Pacific Railroad Route

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Nettleton's Addition  
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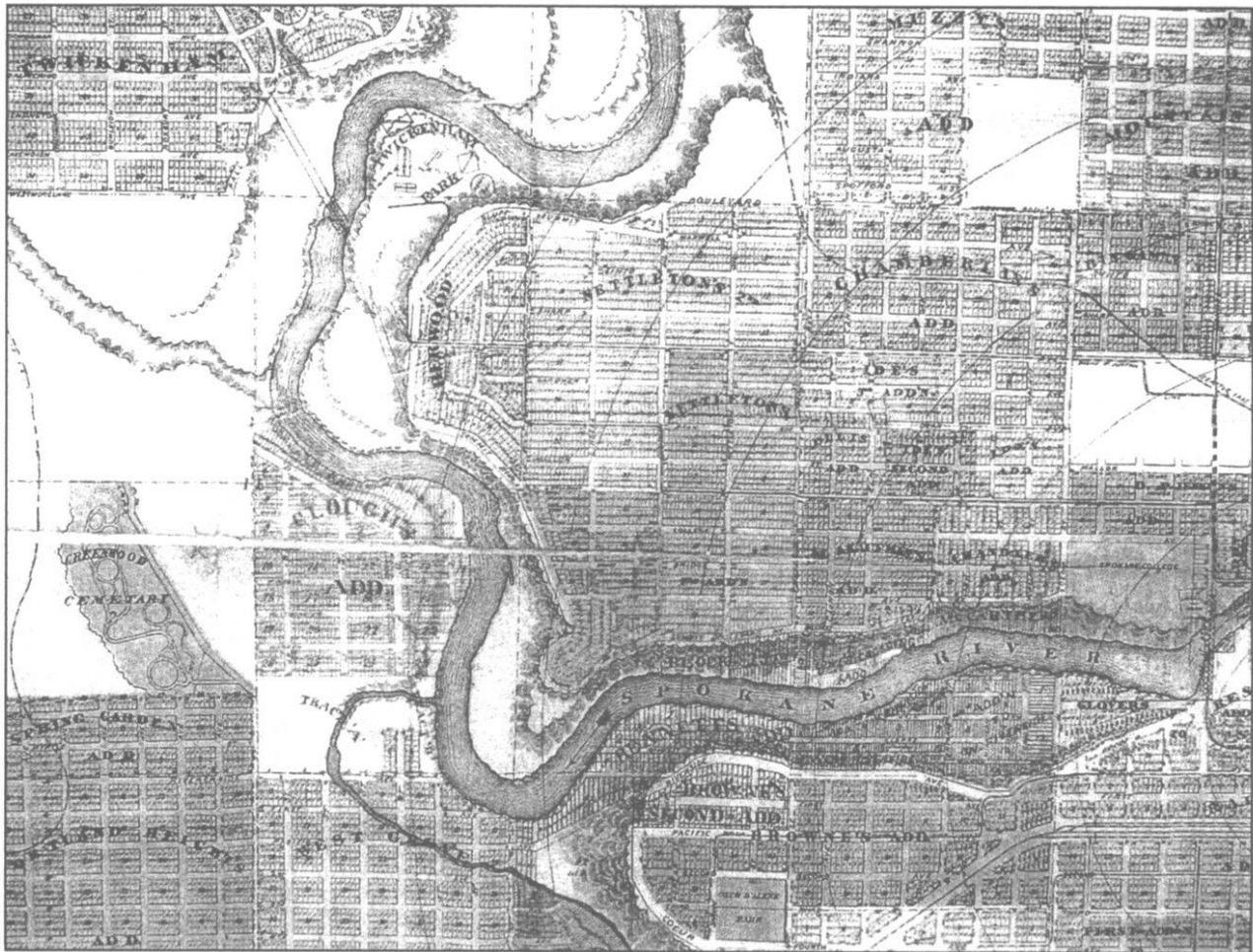
Additions in West Central in 1887



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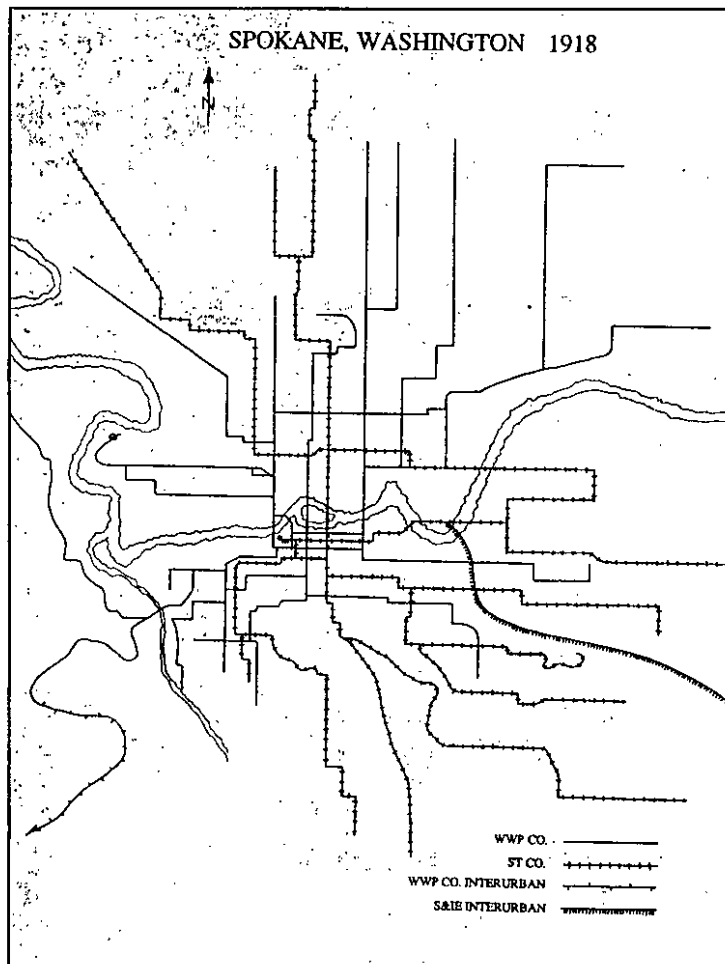


Later Additions Map Shows Streetcar to Twickenham West

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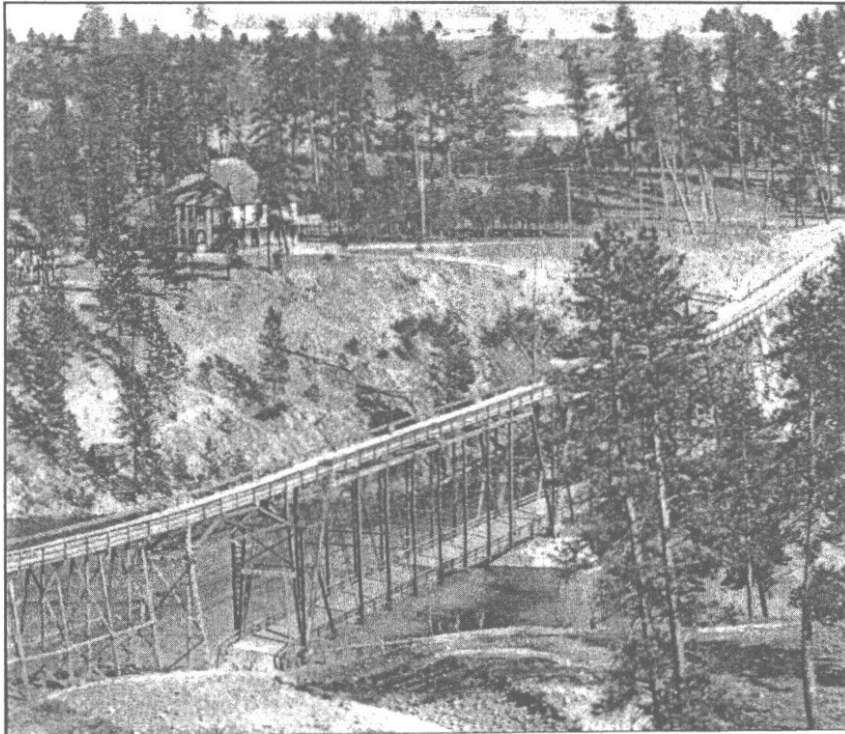


Spokane Streetcar Lines

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Nettleton's Addition  
Spokane County, Washington



May 27, 1889, commenced the sale of "the most desirable acre tracts ever offered to the Spokane public," according to an ad in the previous day's Spokane Falls Morning Review. Inside lots in the Twickenham West addition sold for \$100, with corners going for \$150. The property's name evoked dreamy images of "Twickenham Village" in England, a beautiful garden spot immortalized by the pens of many literary greats. This 1890s photo shows the Twickenham bridge used to travel to Twickenham West additions.

**Streetcar Bridge to Twickenham West**

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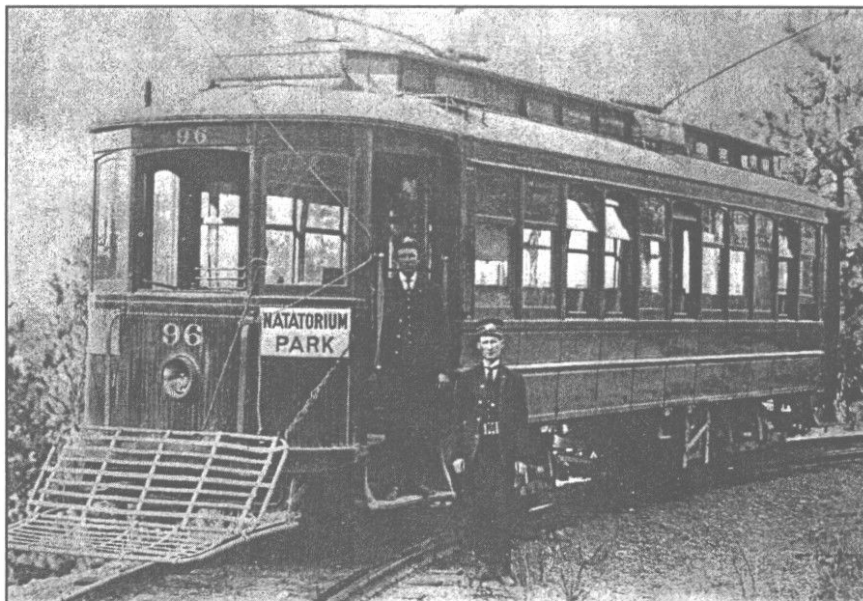
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**Natatorium Park**



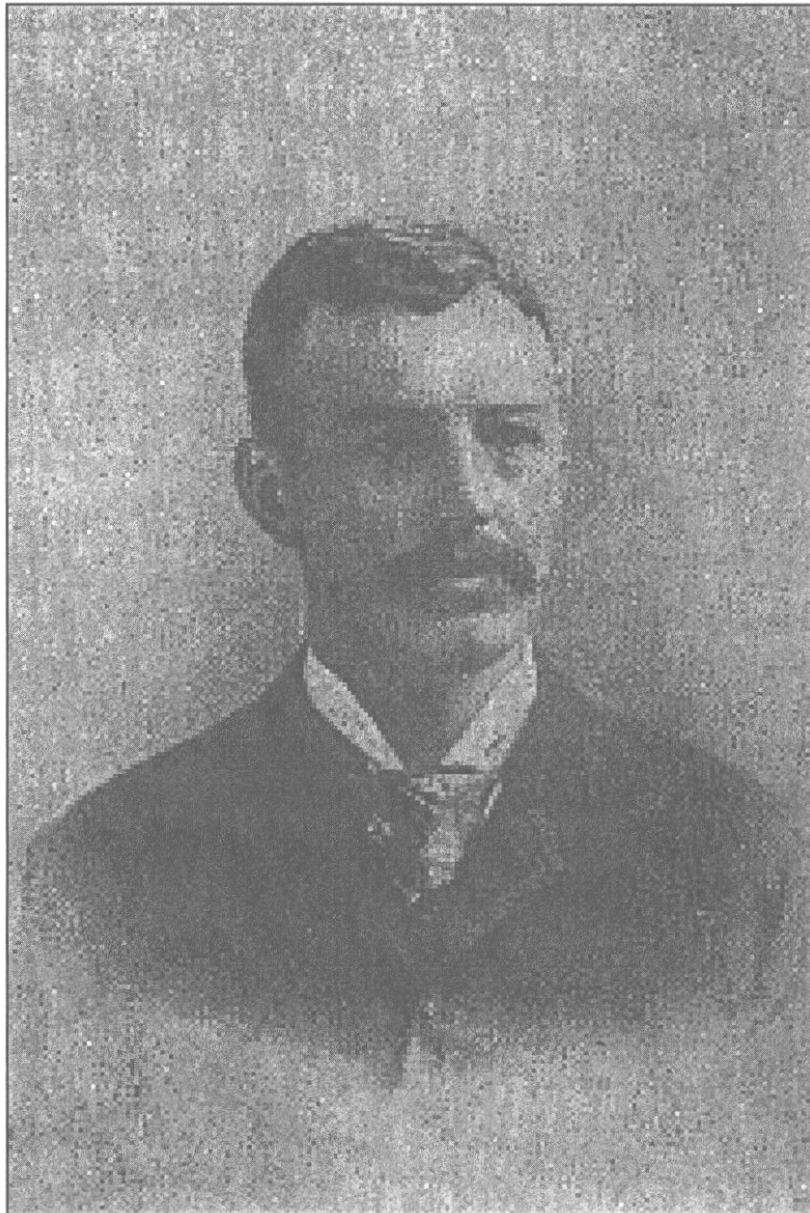
**Streetcar Line to Natatorium Park**

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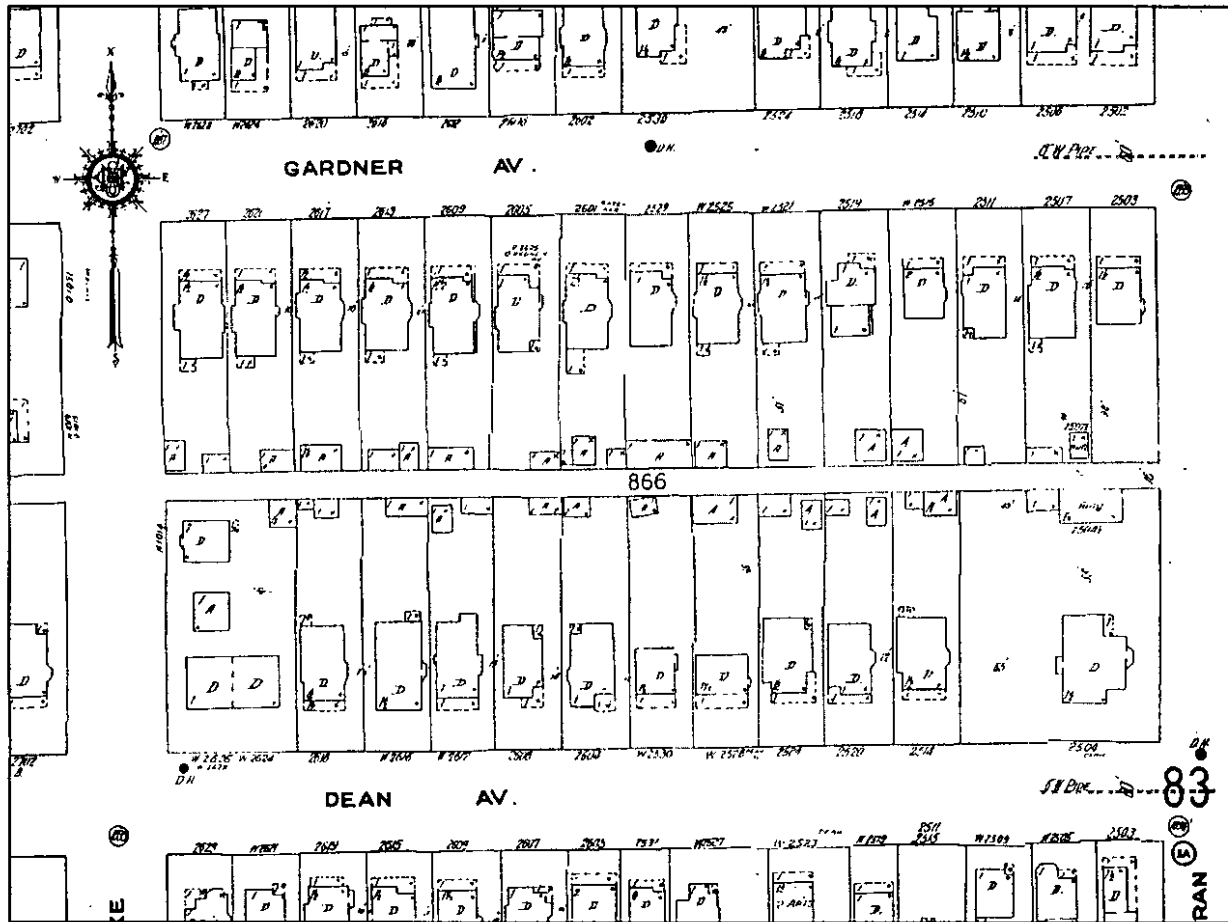


**William Nettleton**

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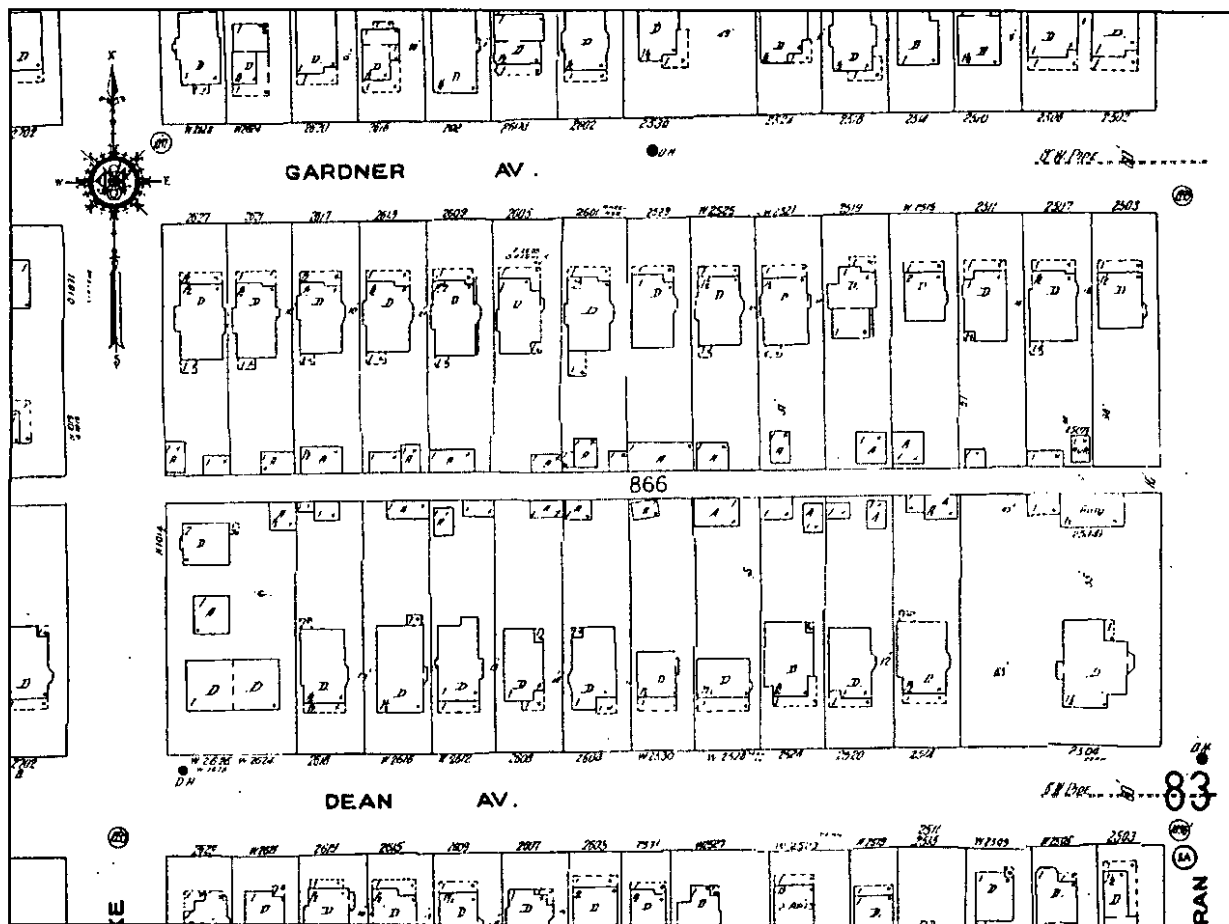
Sanborn Fire Insurance Map Showing Chamberlin Houses along Gardner Street

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William Nettleton



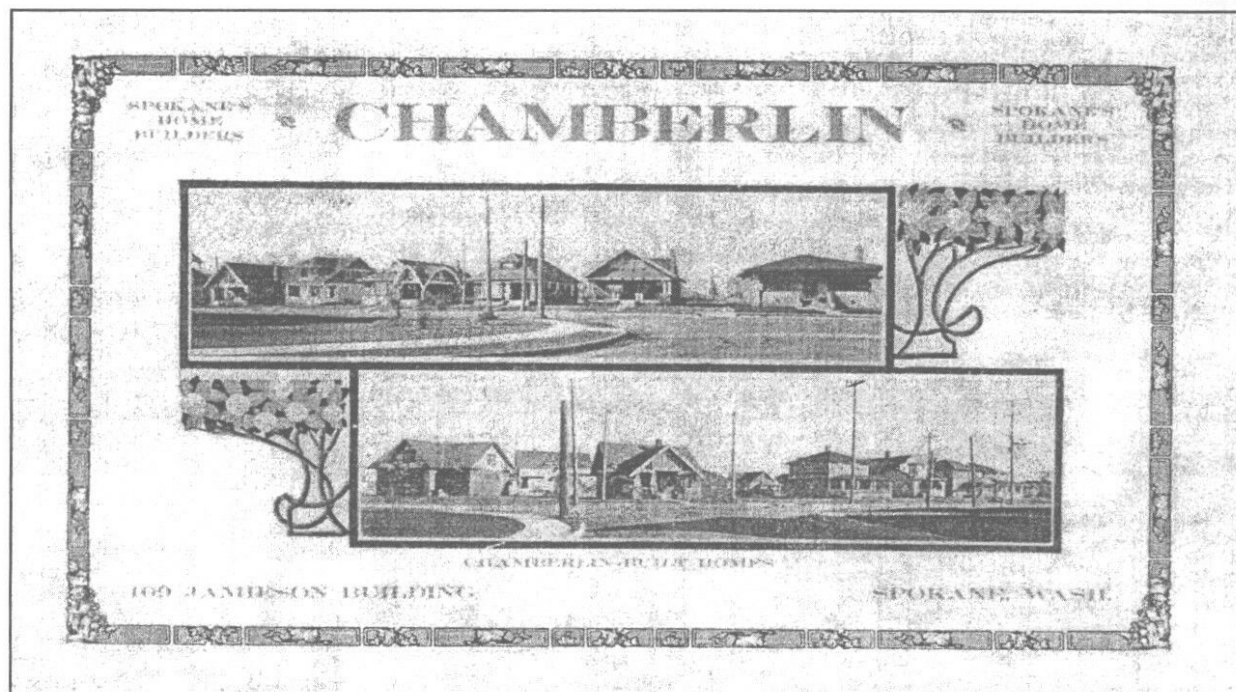
Sanborn Fire Insurance Map Showing Chamberlin Houses along Gardner Street



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Chamberlin Real Estate & Improvement Company Brochure



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Nettleton's Addition  
Spokane County, Washington


Spokane's Home Builders

CHAMBERLIN

409 Jamieson Building





G. L. CHAMBERLIN



**SPOKANE'S  
HOME  
BUILDERS**

G. L. Chamberlin, President, and E. A. Chamberlin, Secretary, of CHAMBERLIN REAL ESTATE & IMPROVEMENT COMPANY, of Spokane, Washington, who have since 1900 made it possible, by their liberal terms, for hundreds of families to move from rented houses into their own new, modern homes.





E. A. CHAMBERLIN

Gilbert & E. A. Chamberlin

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Nettleton's Addition  
Spokane County, Washington

## A CHAMBERLIN BUILT HOME

Following are some  
of the inducements  
the ordinary contrac-  
tor cannot give you:

We will build a home for you (in Spokane) in any desirable location, and have it completed in less time than other builders are able to do.

We will build it stronger and warmer.

We will relieve you of all the worry: there being no chance of any liens being filed for unpaid bills.

We will save you money, which is one of the big items—our materials being purchased in large quantities at the lowest prices.

We will deliver the completed house to a perfectly satisfied customer; this we have proven by the hundreds of Chamberlin boosters.

Our motto: "Build to Satisfy Every Customer."



*Chamberlin  
Homes  
speak for them-  
selves*

We not only build for cash, but will accept as low as \$300 down and the balance in easy payments with interest as low as the lowest.

We will build from your plans, on your own lot, requiring no cash payment, other than easy monthly payments, with interest.

We will guarantee entire satisfaction—our future business requires it.

Our house building department is so systematized that we are able to turn out the best built homes for the least outlay of money.

See us before letting your contract.

Fire Insurance, Rentals and Real Estate.

### Chamberlin Real Estate & Improvement Company

407 to 410 Jamieson Building, Spokane, Washington

Chamberlin Real Estate & Improvement Company Brochure

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nettleton's Addition  
Spokane County, Washington



The beautiful home of W. D. Vincent, cashier Old National Bank, on Summit Boulevard, overlooking Nataratorium Park and Fort Wright. A Chamberlin-built home.

Mr. Vincent preferred to have the Chamberlins build his home, because when the house was built and he gave us his check for the same, he knew there would be no unpaid bills or liens.

## Easy, Fair and Profitable

\$500.00 Secures you a cosy and well built home, your rent money pays the balance

Here is our plan, read it and see if we are not right

For example, we will say the property is worth \$2,500.00.

We place a five year loan on the property for \$1,200, bearing interest at eight per cent. per annum, interest payable semiannually, giving you the privilege of paying off part or all of the principal at any interest period after the first year.

You pay us \$500 cash, assume the mortgage and pay off the remaining \$800 in monthly payments of \$15.00 and interest at eight per cent. per annum. Thus:—your first monthly payment would be \$15.00 on the principal, and \$5.33 on interest, making the total payment \$20.33. The next month the interest would be \$5.23, making the total payment \$20.23. The interest decreases ten cents each month on a first year the payment would only be \$19.13 and at the end of the second year only \$17.93.

The rental value of this property would probably

be \$25.00 per month, to say nothing about the increase in value.

We give you the privilege of paying part or all of this contract at any time, and interest stops on each dollar paid on the principal. You do not pay one cent compound interest. You have the privilege to sell your equity in the property at any time.

If you own a good lot, we will build for you without a cash payment down.

In this manner you are applying all your rent money on the purchase price of your home, and instead of the rent being an expense to you, it becomes an investment.

We cheerfully give any other information on the subject.

The "Chamberlin" houses are neat, modern and well built.

Buy a "Built on Honor" home.

**Chamberlin Real Estate and Improvement Company**

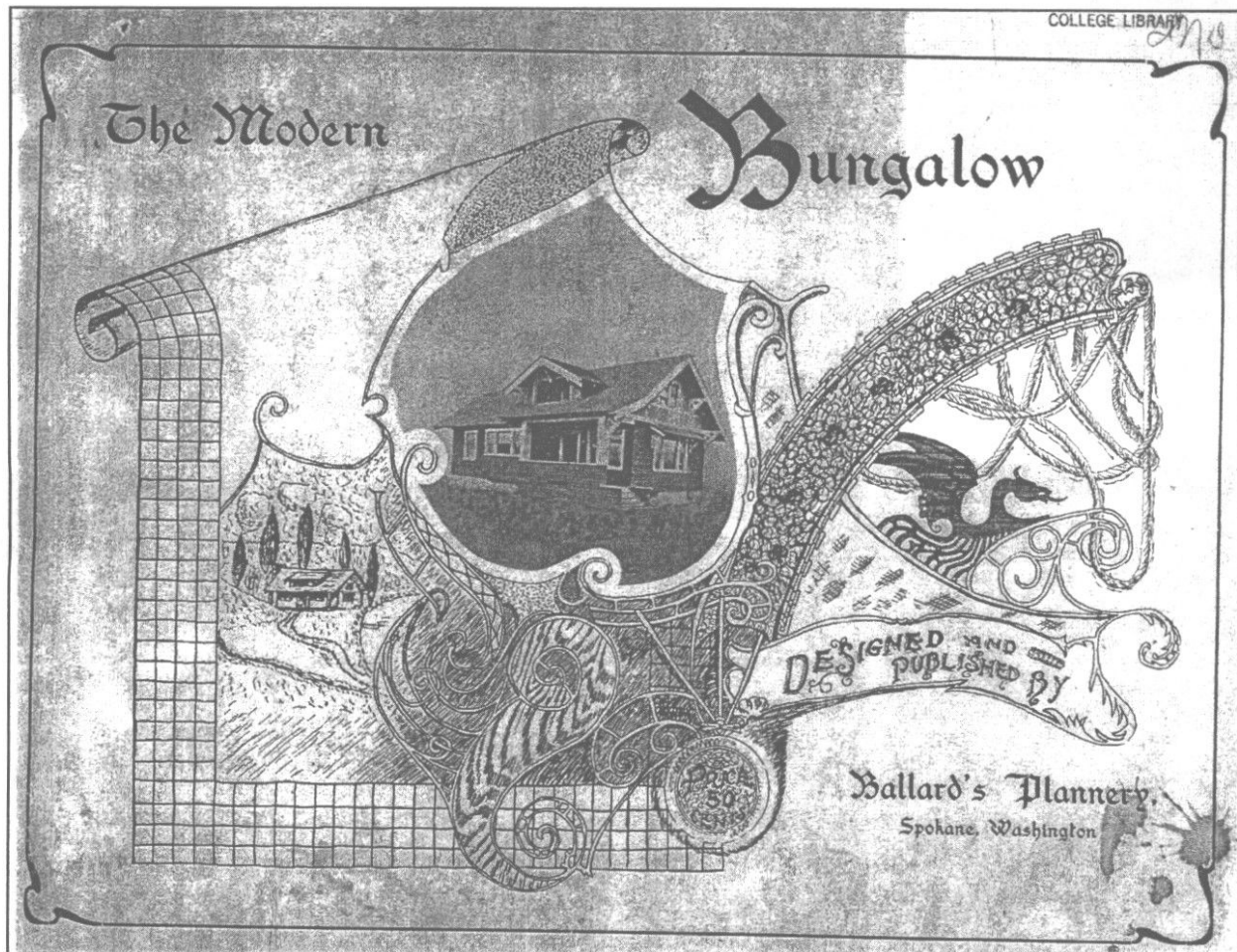
409-10 Jamieson Building. Telephone M 1535

Chamberlin Company also Offered Financing

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nettleton's Addition  
Spokane County, Washington



The Ballard Plannery Brochure

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nettleton's Addition  
Spokane County, Washington

BALLARD'S PLANNERY

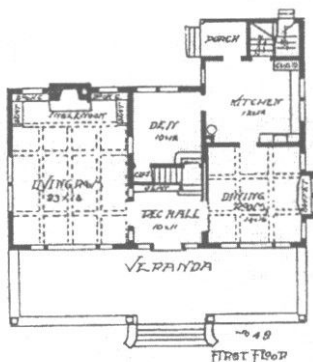
518 KUHN BLDG.

SPOKANE

☐ We will design you any kind of a building you may require, send in your rough drawings and we will do the rest.

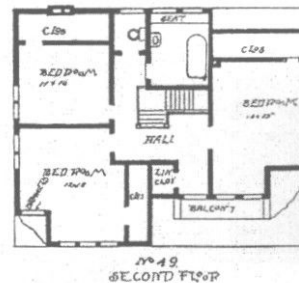


No. 49



**S** CORES of people admire this beautiful residence. It is strictly California in design with a large porch across the front. The living room occupies one end of the building; it has a fine mantel and book-cases occupying one entire end, and seats along the wall as shown in the cuts. The dining room is of good size with a fine built-in buffet. This house is designed for a heating system. The cost ranges from \$5,000 to \$7,000.

Plans complete, \$25.00.



NOTE—(To parties living in Spokane)—The owners of this and all houses shown in this book are requested not to show any one through their buildings without written request from this office. We do not wish to have our patrons annoyed by any one on account of the publication of this book and owners will confer a favor upon me by complying with our request according to our instructions per letter.

The Ballard Plannery Brochure



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nettleton's Addition  
Spokane County, Washington



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Nettleton's Addition  
Spokane County, Washington



A row of houses in 2600 block on Dean Ave, built by this company.

Home of J. C. Hartline, 1614 Boone Ave, one of the directors of this company; also Treasurer and Manager of Washington Mill Co.



Greatest water power west of the Niagara. Total fall of 142 feet in quarter of mile.



The greatest diversity of architecture in its residences of any city of its size in the United States



You see very few houses for rent in this city. One of the best indications that it is a good place to live.



Chamberlin Homes on Dean Avenue circa 1907

DT 209

NETLETON'S ADDITION  
HISDAIC DISTRICT

ZONE 11

- ① 465912E 5279872N
- ② 466771E 5279913N
- ③ 467720E 5278897N
- ④ 466587E 5278920N





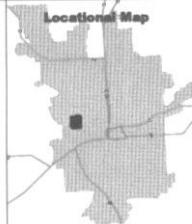


# Nettleton's Addition Historic District May 6, 2005

Created by: City of Spokane GIS

- ## Legend
- Arterials
  - Streets
  - Alleys
  - Parcels
  - Non-Contributing Properties
  - Contributing Properties
  - Vacant Properties\*\*
  - Nettleton's Addition Historic District

\*\*Properties that have the Red 20 number label are most likely vacant.



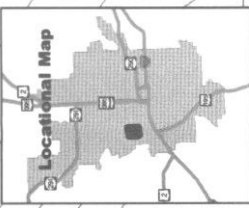
0 85 170 340 Feet  
1 inch equals 90 feet

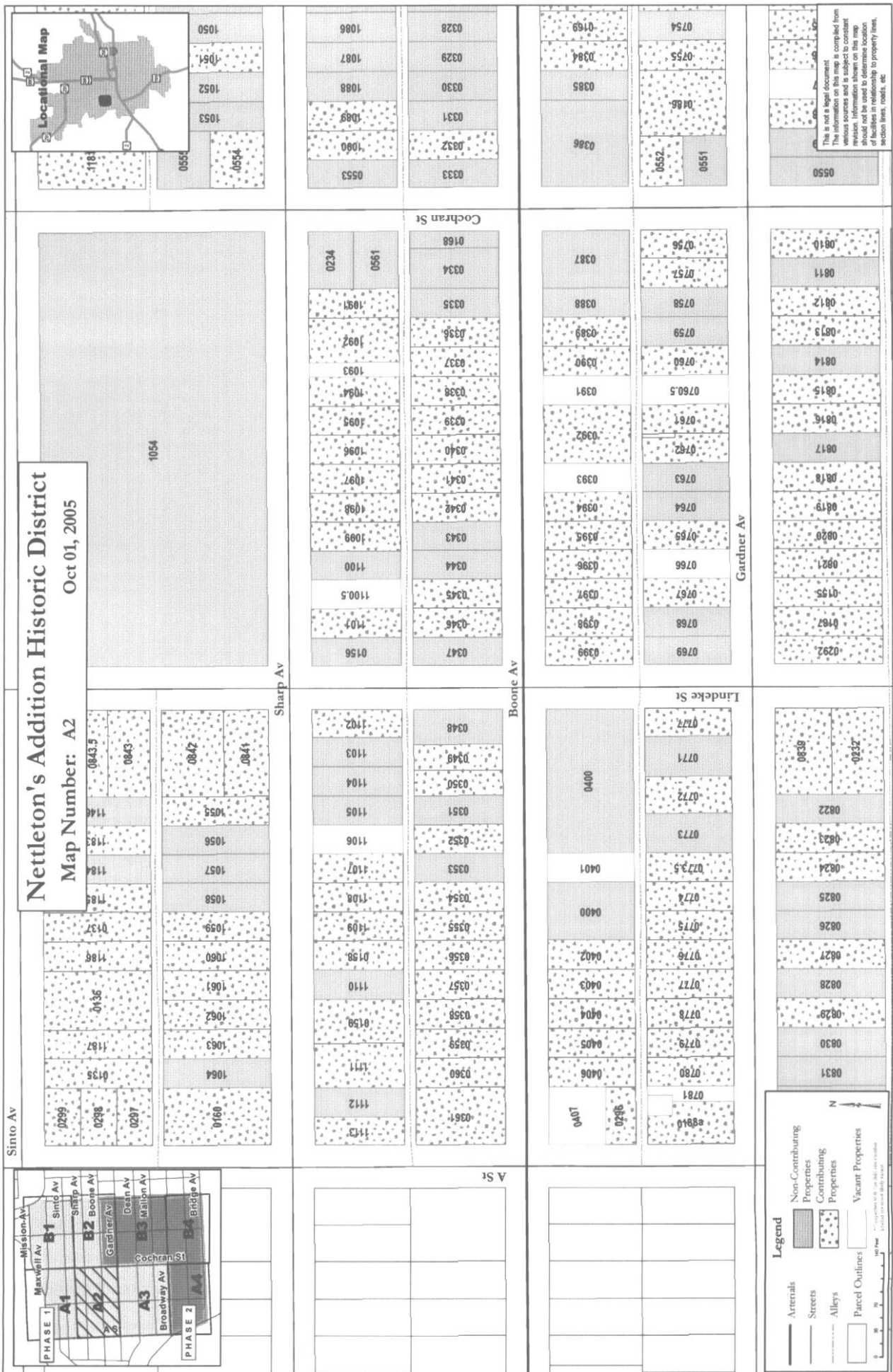


Data Source: City/County of Spokane  
Historic Preservation Office, Historic  
Inventory Database

This is not a legal document!  
The information on this map is compiled from  
various sources and is subject to constant  
change. Information shown on this map  
should not be used to determine location  
of facilities or relationships to property lines,  
section lines, roads, etc.

## Oct 01, 2005

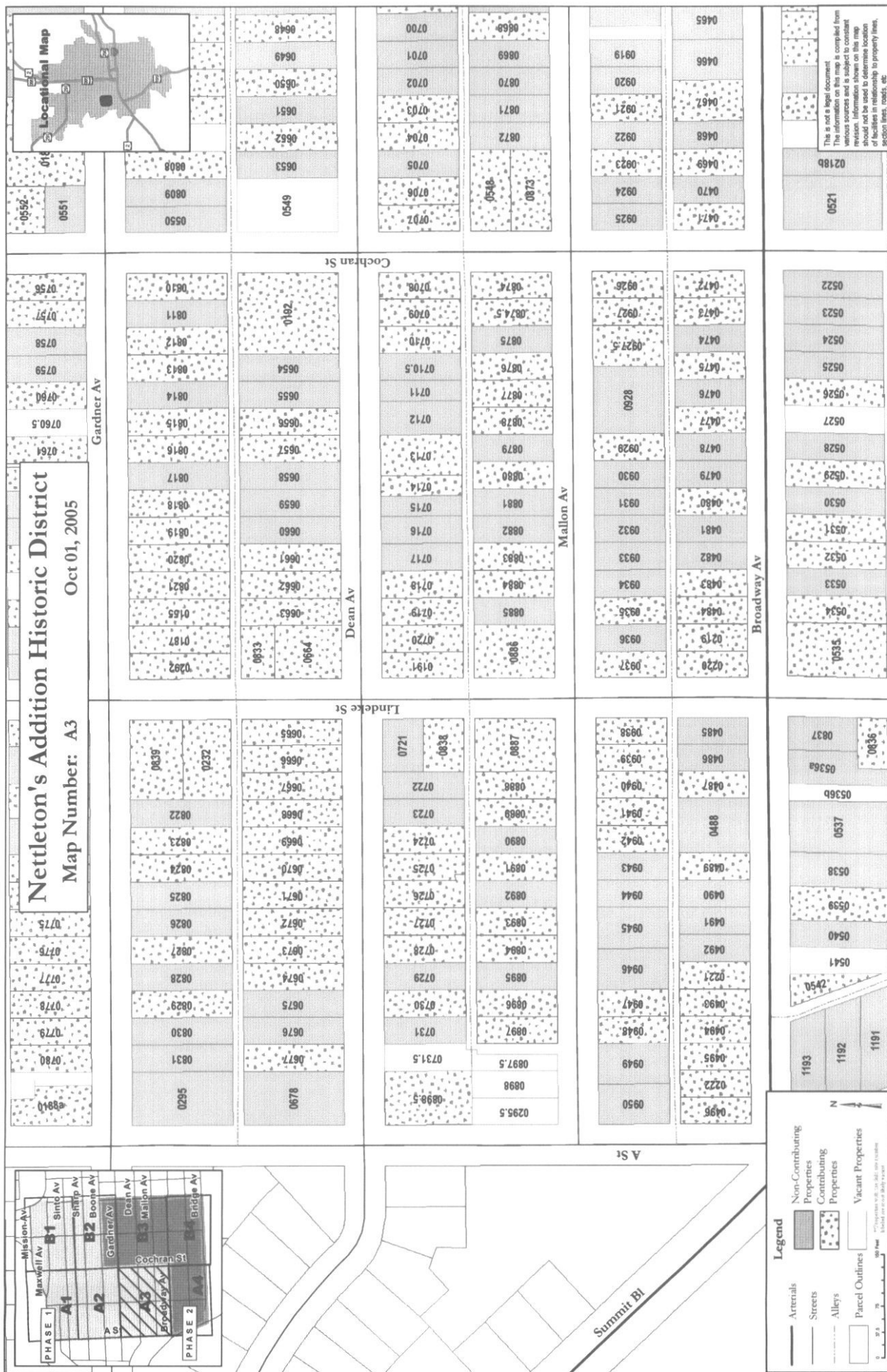
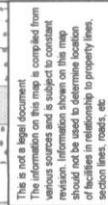
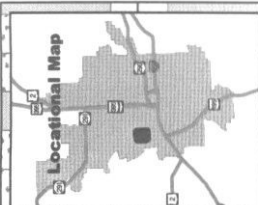






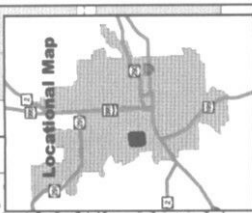
## Oct 01, 2005

Oct 01, 2005



# Nettleton's Addition Historic District

Map Number: A4 Oct 01, 2005



**Legend**

- Arterials
- Streets
- Alleys
- Parcel Outlines
- Non-Contributing Properties
- Contributing Properties
- Vacant Properties

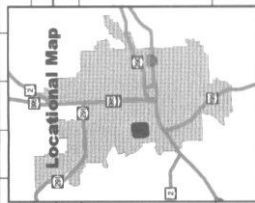
0 10 20 30 40 50 Feet

North Arrow

This is not a legal document. The information on this map is compiled from various sources and is subject to change without notice. It should not be used to determine the location of facilities in relationship to property lines, section lines, roads, etc.



Nettleton's Addition Historic District  
Map Number: B1  
Oct 01, 2005



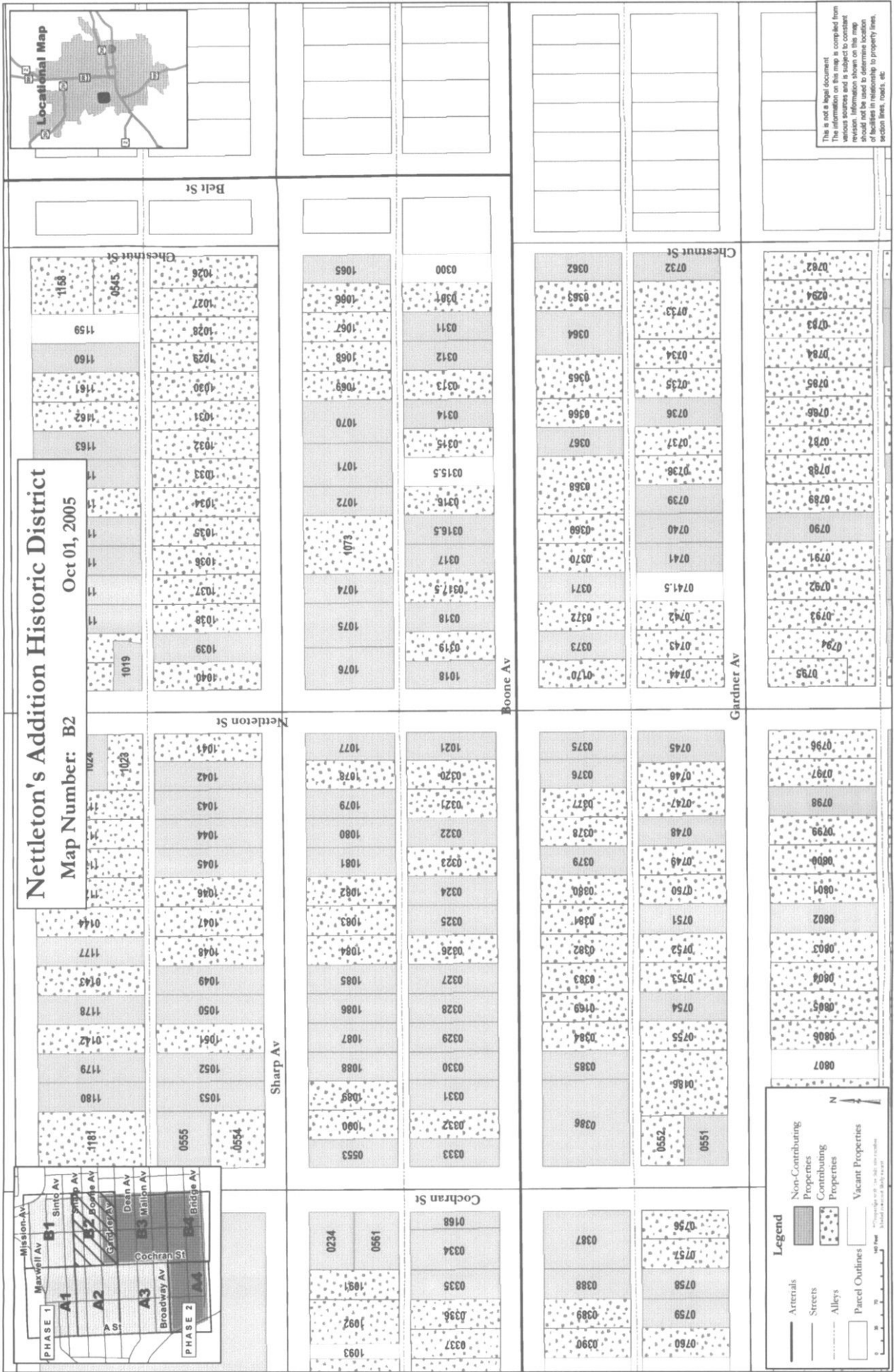
This is not a legal document.  
The information on this map is compiled from  
aerial photography and is subject to change  
without notice. It should not be used to determine location  
of facilities in relationship to property lines,  
section lines, roads, etc.

**Legend**

- Non-Contributing Properties
- Contributing Properties
- Vacant Properties
- Arterials
- Streets
- Alleys
- Parcel Outlines

Scale: 1" = 100'

North Arrow



Nettleton's Addition Historic District  
Map Number: B2  
Oct 01, 2005



**Legend**

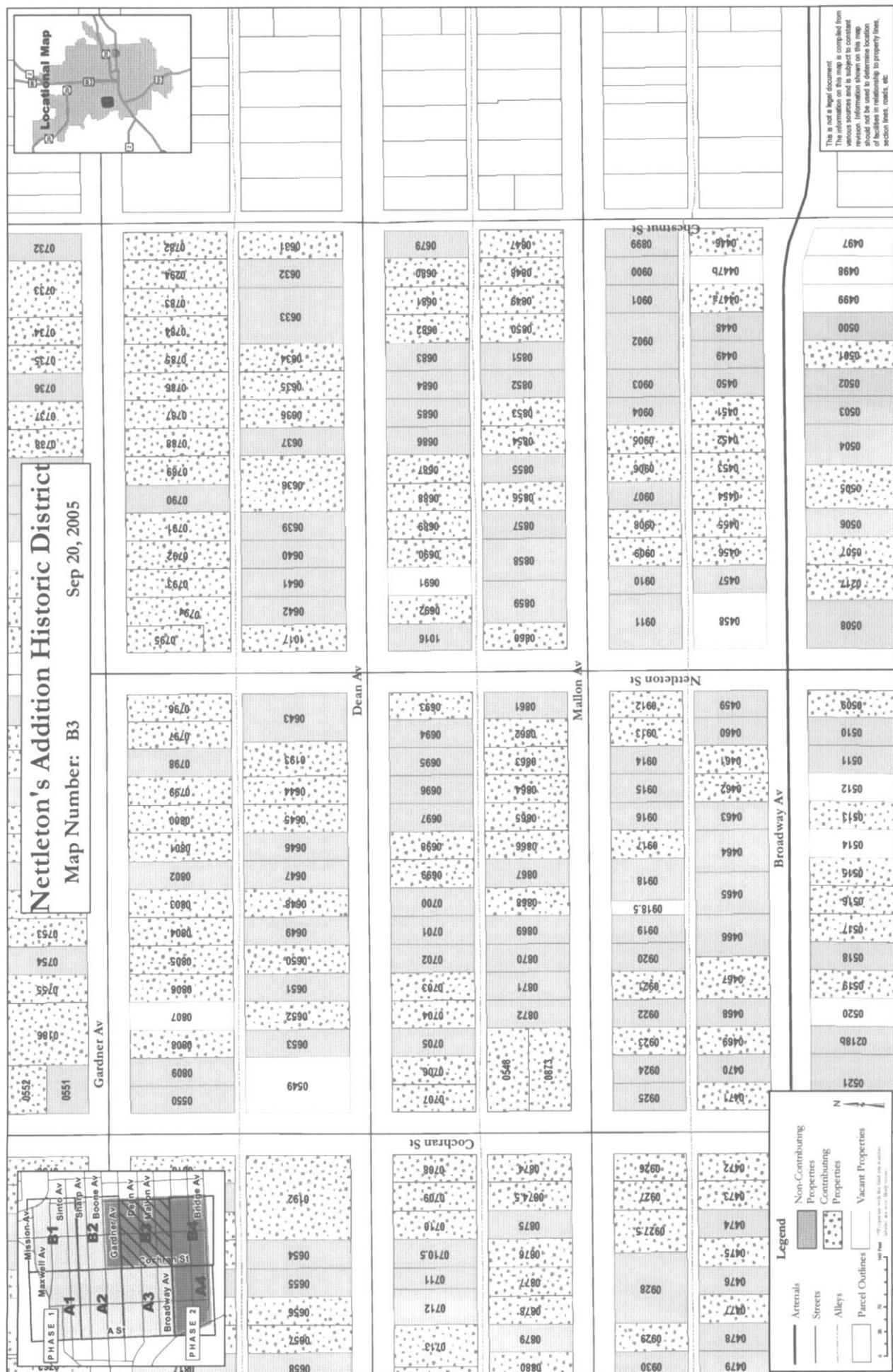
- Streets
- Alleys
- Parcel Outlines
- Non-Contributing Properties
- Contributing Properties
- Vacant Properties

Scale: 0 to 100 feet

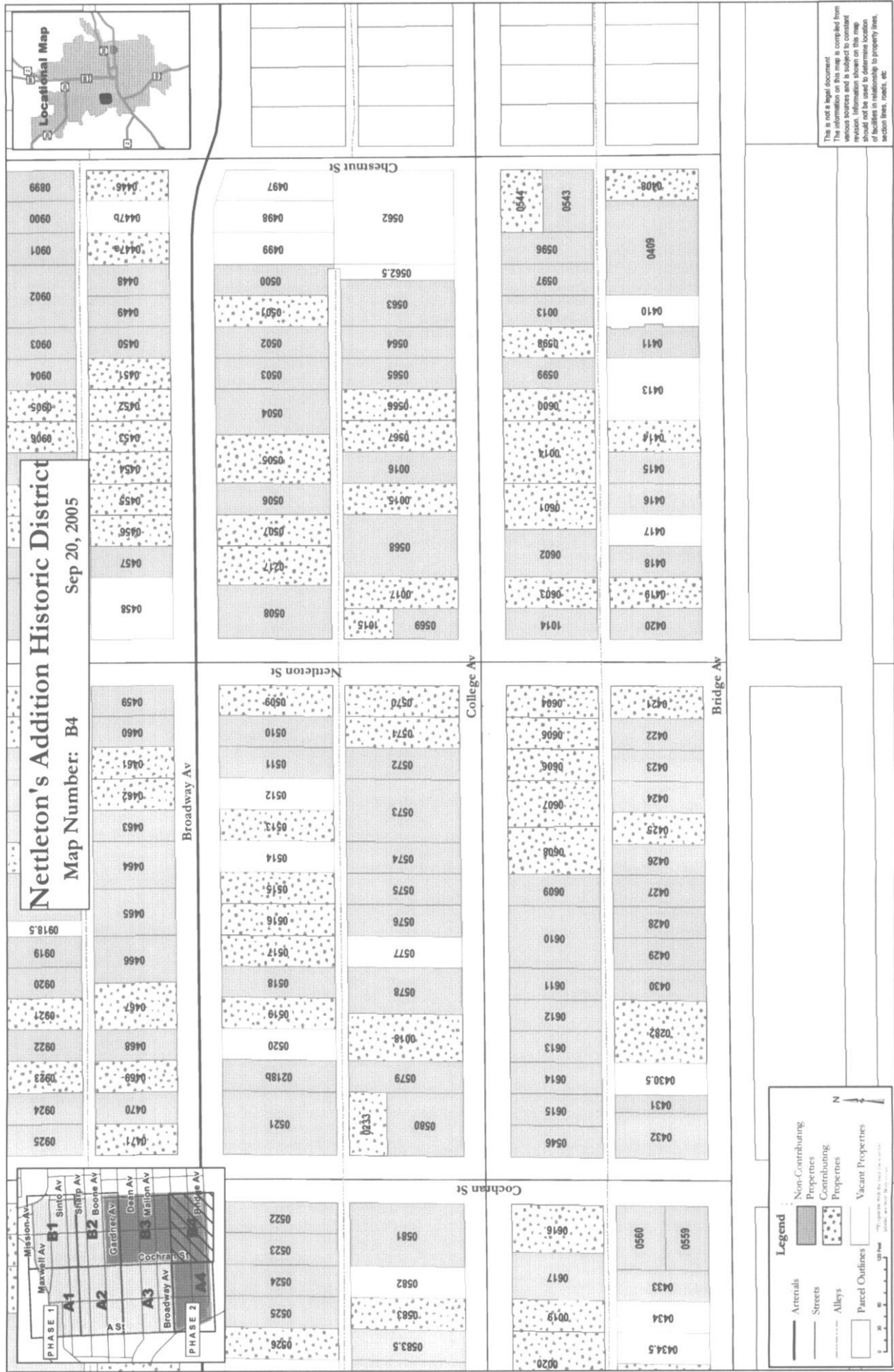
North Arrow

This is not a legal document.  
The information on this map is compiled from  
public records and is not a guarantee of  
accuracy. Information shown on this map  
should not be used to determine location  
of facilities in relationship to property lines,  
section lines, roads, etc.

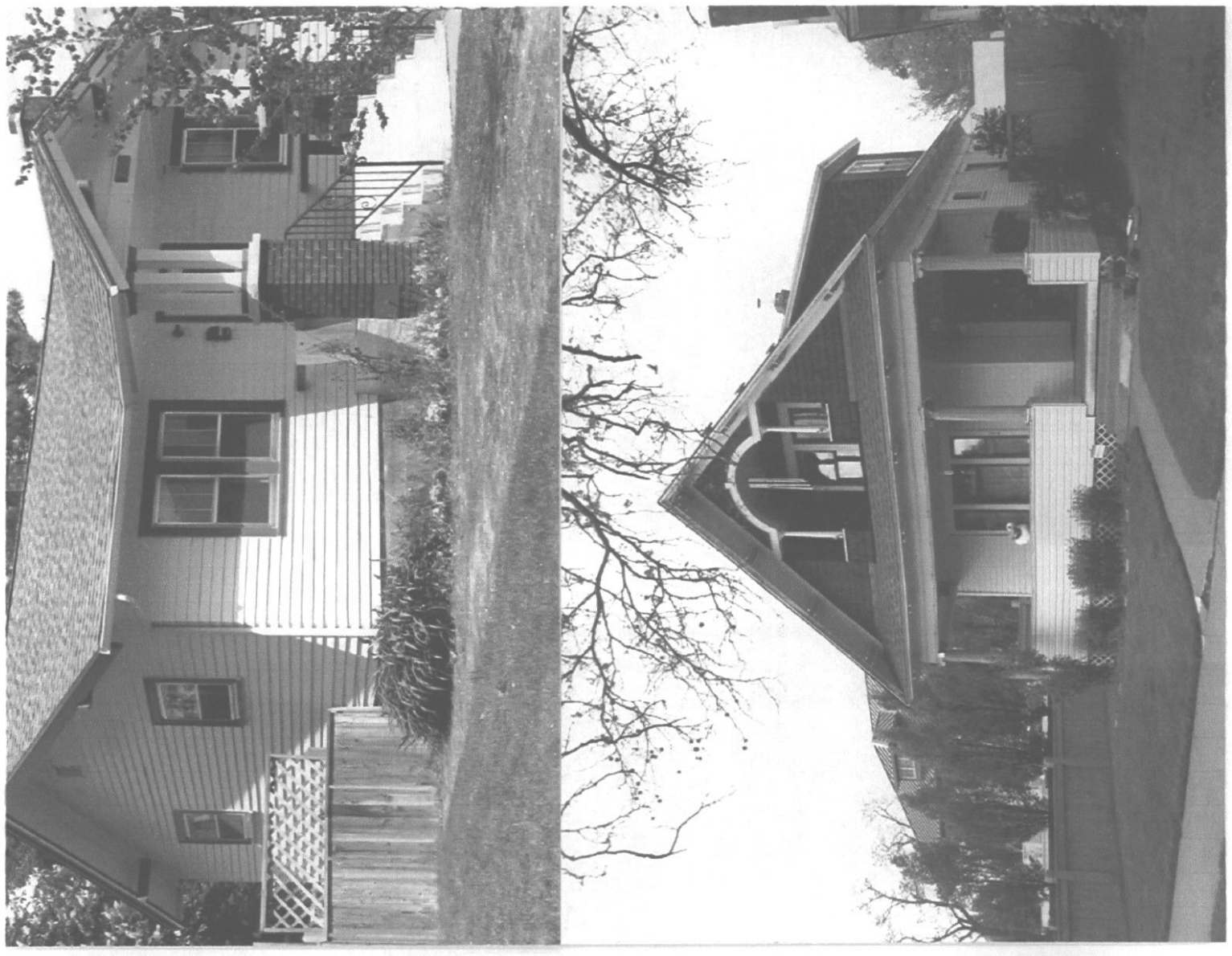


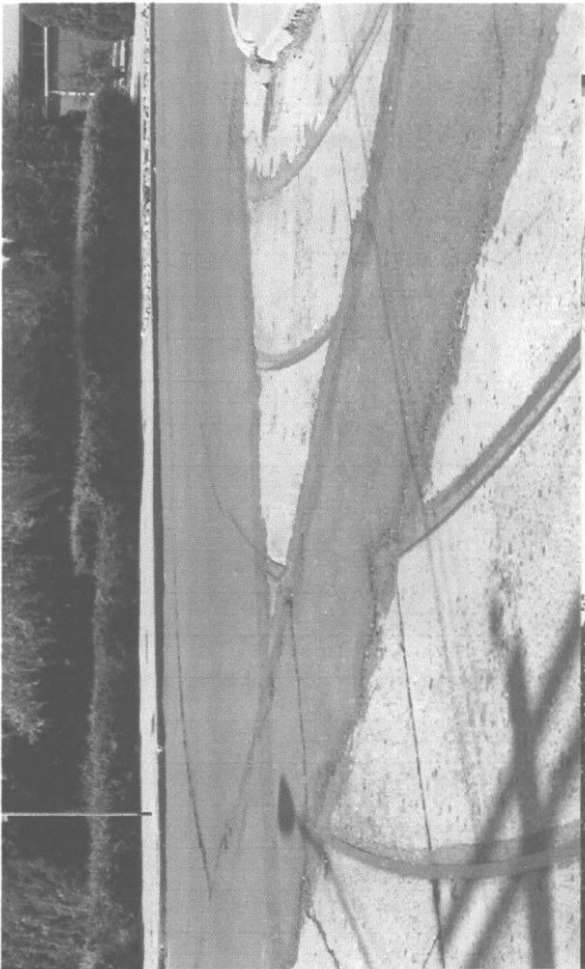




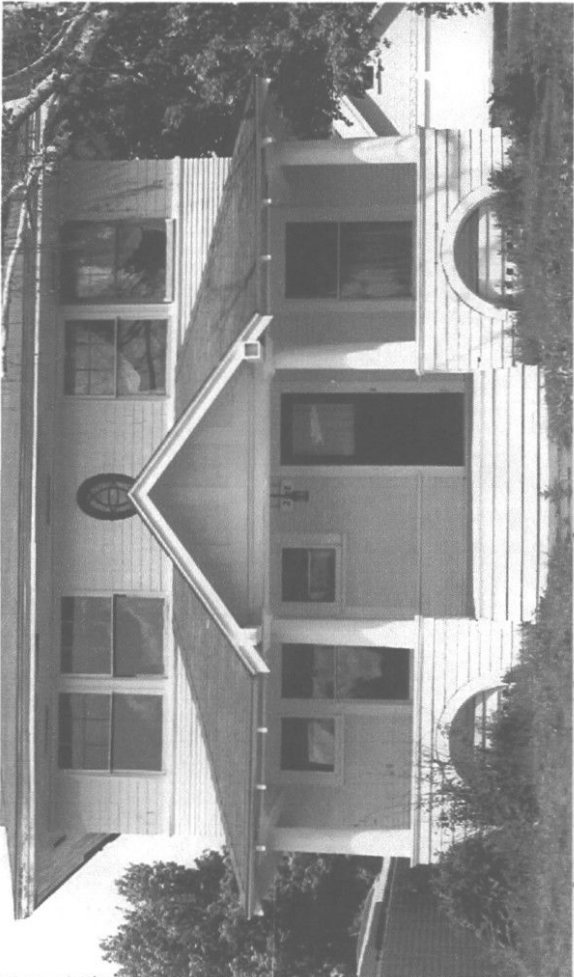


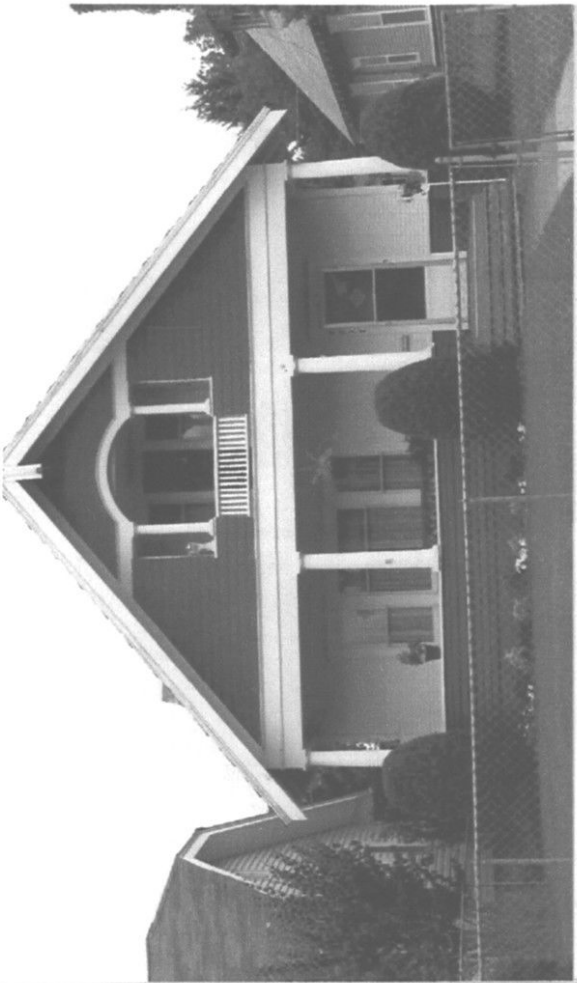
PRINTS OF  
BL & WH  
PHOTOS

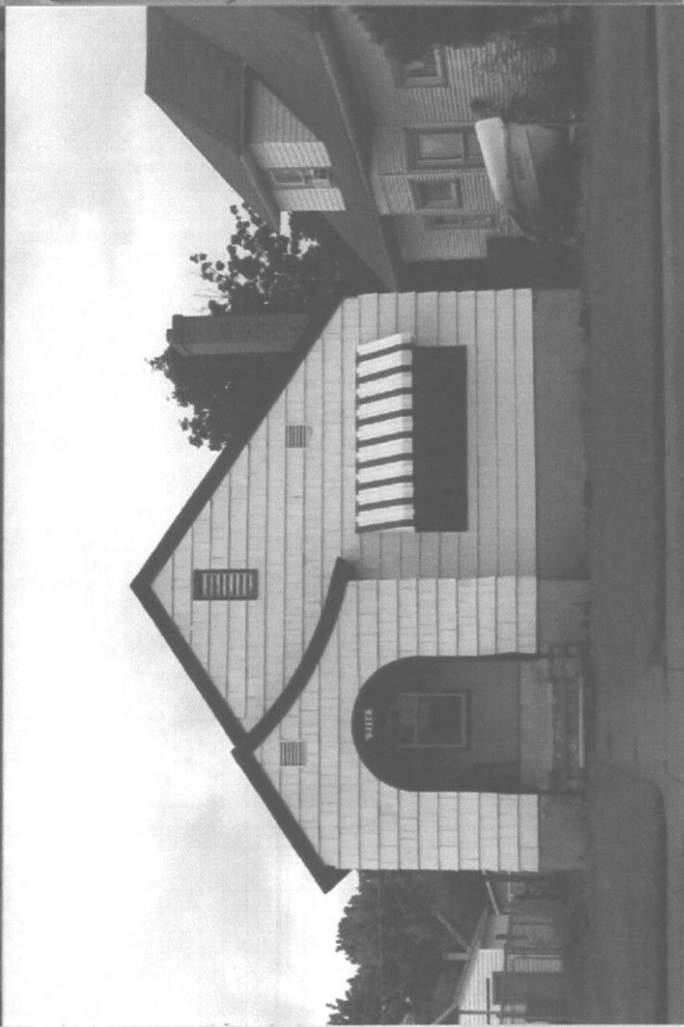
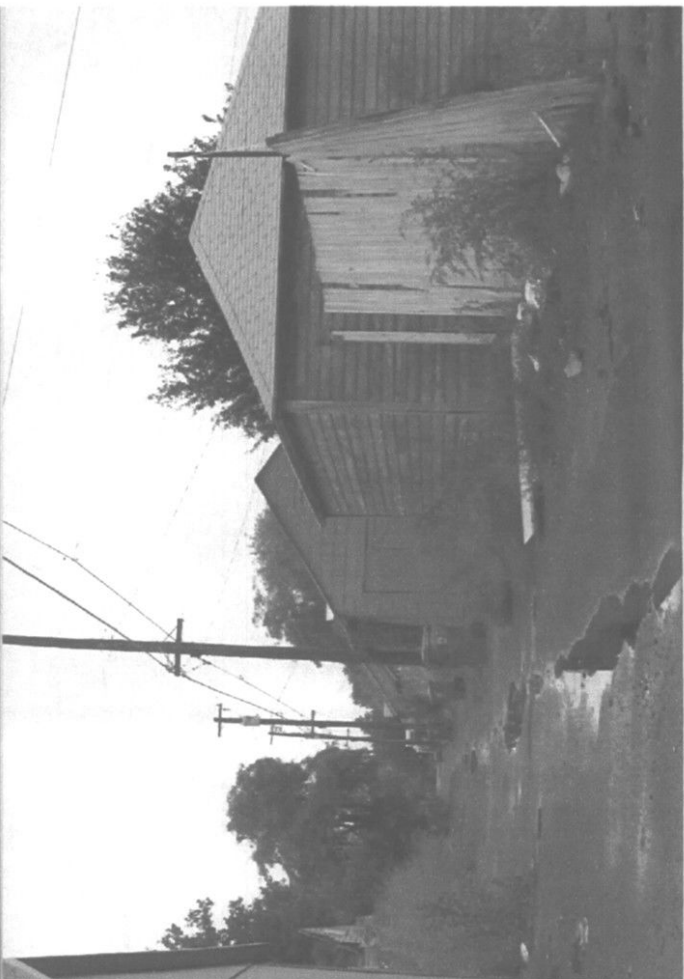




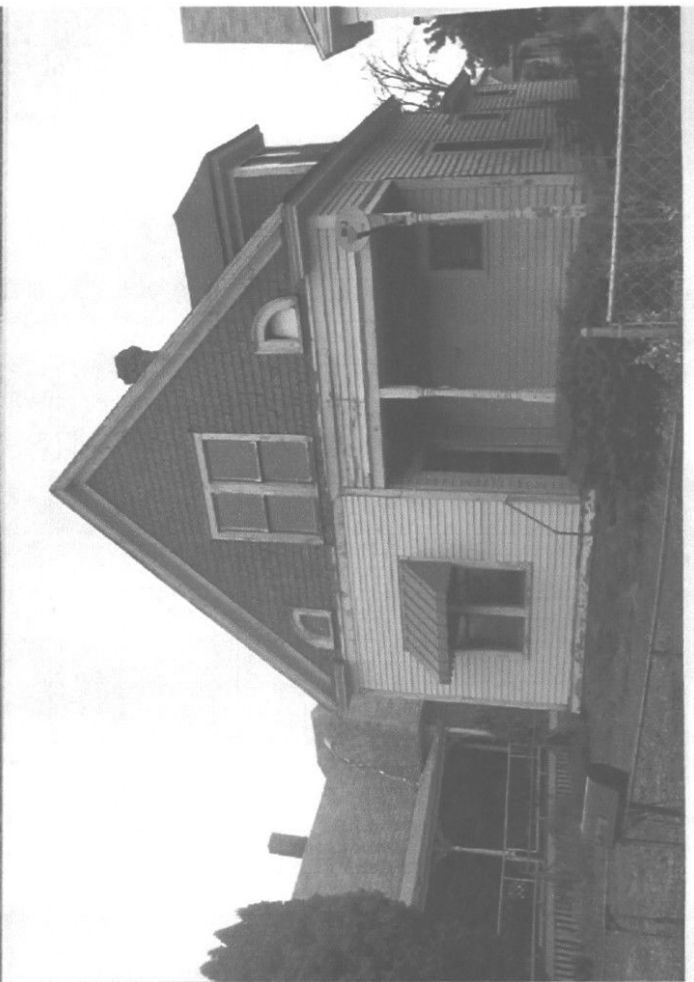




















Nettleton's Addition

1 of 30

View of Spokane River (setting)

Summit Blvd. N.

Spokane, Spokane, WA

NA

Diana Painter

5.7.04



Nettleton's Addition

2 of 30

View of Spokane River (setting)

Summit Blvd N.

Spokane, Spokane, WA  
NA

Diana Painter

5.7.04



Hutton's Addition

3 of 30

Streetcar tracks @ Dean & A

Spokane, Spokane, WA

Diana Painter

5-7-04





Nettleton's Addition

4 of 30

streetcar tracks @ Dean & A

Spokane, Spokane, WA

Diana Painter

5.7.04



Nettleton's Addition

5 of 30

Nettleton Mission, looking west  
Spokane, Spokane, WA

5-7-04

Diana Painter



Nettleton's Addition

6 of 30

A Street to Sinto, Looking South  
Spokane, Spokane, WA

Diana Painter

5.7.04



Nettletois addition

7 of 30

Alley between Dean & Mallon, west of Cochran  
Spokane, Spokane, WA

Diana Painter

5.7.04





Nettleton's Addition

8 of 30

Alley between Summit & Sinto from A, looking east  
Spokane, Spokane, WA

Diana Painter

5.7.04



Nettleton's Addition

9 of 30

2400 block of Sharpe, looking west

Spokane, Spokane, WA

Diana Painter

5.7.04



Nettleton's Addition

10 of 30

2700 block of Mallon, looking west  
Spokane, Spokane, WA

Diana Painter

5.7.04



Notketais Addition

11 of 30

2619 & 2623<sup>W.</sup> Boone

Spokane, Spokane, WA

32WC0397 & 32WC0398

Diana Painter

5.7.04



DOYLE'S

ICE CREAM

BOONE  
W 2200



Nettleton's Addition

12 of 30

Doyles Ice Cream

2229<sup>W</sup> Boone

Spokane, Spokane, WA

32WC0508

Diana Painter

9.16.04



Nettletown Addition

13 of 30

2310 Broadway

Spokane, Spokane, WA

32WCO461

Diana Painter

9.16.04



Nettletoris Addition

14 of 30

714 N. Cochran

Spokane, Spokane, WA

32 WC 0233

Diana Painter

9.16.04



Nettletois Addition

15 of 30

2808<sup>W</sup> Dean

Spokane, Spokane, WA

3ZWC0674

Diana Painter

5.7.04





Nettleto<sup>w</sup>is Address  
2225 Mallon

Spokane, Spokane, WA  
32 WC 0911

Diana Painter  
9.16.04

16 of 30



Nettleton's Addition

17 of 36

281<sup>6W</sup> mail on

Spokane, Spokane, WA

32WC0897

Diana Painter

5.7.04



NetHutais Additms

18 of 30

2207<sup>W</sup>mission

Spokane, Spokane, WA

32 WC 0052

Diana Painter

3.5.7.04



Nettleton's Addition

19 of 30

2217<sup>W.</sup> Mission

Spokane, Spokane, WA

32WC0051

Diana Painter

9.16.04





Nettleton's Addition  
2323 <sup>W</sup> Mission  
Spokane, Spokane, WA  
32 WC 1011  
Diana Painter  
5.7.04



Nettletoxis Addictum

21 of 30

2102<sup>W</sup> Sharp

Spokane, Spokane, WA

32 WC1026

Diane Painter

5.7.04



Nettelton's Addition

22 of 30

2114<sup>W.</sup> Shaupe

Spokane, Spokane, WA

32 WC 1029

Diana Painter

S.7.D4



Nettleton's Addition

23 of 30

2828<sup>W</sup> Sharpe

Spokane, Spokane, WA

32WC0160

Diana Painter

5.7.04





Nettleton's Addition

24 of 30

2112<sup>W.</sup> Sinto

Spokane, Spokane, WA

32WC0146

Diana Painter

5.7.04



Nottetown Additions

25 of 30

2202 W. Sinto

Spokane, Spokane, WA

32WC1120

Diana Painter

5.7.04



Nettelton's Addition

2219<sup>W.</sup> Sinto

32 WC 1169

Spokane, Spokane, WA

Diana Painter

S.7.04



Netleton's Addition  
2506<sup>W.</sup> Sinto

27 of 30

Spokane, Spokane, WA  
32WC 1136

Diana Painter

S.7.04





Nettleton's Addition

28 of 30

2618<sup>W.</sup> Sinto

Spokane, Spokane, WA

32WCO139

Diana Painter

5.7.04



Nettleton's Addition

29 of 30

<sup>19<sup>W</sup></sup>  
27~~21~~ Summit

Spokane, Spokane, WA

32WC0027

Diana Paruta

5.7.04



Nettletois Addition  
2801<sup>W.</sup> Summit

Spokane, Spokane, WA  
32WC1196.

Diana Painter  
5.7.04